

Register of Deeds  
Sharon A. Davis  
Durham County, NC

11/03/2022 08:40:45AM

BT: OPR B: 9813 P: 212 Pages: 5

DEED - DEED

Fee: \$3,426.00 Excise Tax: \$3400.00

**INSTRUMENT #2022042568**

April Carrington

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,400.00  
PIN: 121532

After recording return to: CAN 2022, LLC  
2790 Marriottsville Road  
Marriottsville, MD 21104

This instrument was prepared by: Erin F. Natter, Esq.  
Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.  
2029 Century Park East, Suite 300,  
Los Angeles, CA 90067

Brief description for the Index: Property commonly known as 4020 Chapel Hill  
Boulevard, Durham, NC 27707

THIS DEED is made as of the 2 day of ~~October~~<sup>November</sup>, 2022 by and between

**GRANTOR**

**GRANTEE**

**DB TRIPLE DIPPER RESTAURANT II  
LLC,  
a Delaware limited liability company**

**CAN 2022, LLC,  
a North Carolina limited liability company**

c/o Fortress Investment Group LLC  
1345 Avenue of the Americas, 46th Floor  
New York, New York 10105  
Attention: William Turner

2790 Marriottsville Road  
Marriottsville, MD 21104

*Please return to:*  
Karen Keehler  
First American Title  
1100 Main, Suite 1900  
Kansas City, MO 64105  
NCS-1007210-KCTY

Submitted electronically by "First American Title Insurance Company - NCS Kansas City"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property conveyed by this instrument does not include the primary residence of Grantor.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 8778, Page 615, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**See Exhibit B attached hereto and incorporated herein by reference.**

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

**DB TRIPLE DIPPER RESTAURANT II LLC,**  
a Delaware limited liability company

By: William Turner  
Name: William Turner  
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On October 27 2022, before me, Justine Harris, Notary Public, personally appeared William Turner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Justine Harris  
Commission No.: 2392965

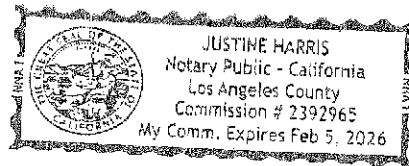


Exhibit A

Description of the Property

Real property in the City of Durham, County of Durham, State of North Carolina, described as follows:

PARCEL 1:

BEING ALL OF TRACT C AS SHOWN ON THAT PLAT BY C.G. BAGLEY, P.A. REGISTERED SURVEYOR, DATED JUNE 30, 1993, AND RECORDED JULY 1, 1993 IN PLAT BOOK 129, PAGE 218, DURHAM COUNTY REGISTRY, WHICH IS HEREBY INCORPORATED BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

PARCEL 2:

TOGETHER WITH THAT STORMWATER DRAINAGE AND RUNOFF CONTROL BASIN EASEMENT AGREEMENT RECORDED IN BOOK 1434, PAGE 131, DURHAM COUNTY REGISTRY; THAT STORMWATER DRAINAGE EASEMENT RECORDED IN BOOK 1434, PAGE 140, DURHAM COUNTY REGISTRY; THAT MUTUAL EASEMENT AND USE AGREEMENT RECORDED IN BOOK 2151, PAGE 231, DURHAM COUNTY REGISTRY; AND THAT DECLARATION OF EASEMENT RECORDED IN BOOK 1266, PAGE 717, DURHAM COUNTY REGISTRY.

**Exhibit B**

**Permitted Exceptions**

1. All matters of record.