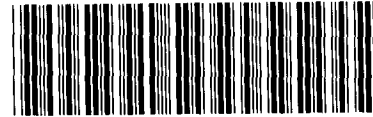


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 JUN 10 11:14:40 AM
 BK:7950 PG:441-444
 DEED
 FEE: \$26.00
 EXCISE TAX: \$18,135.00
 INSTRUMENT # 2016018701
 APRILJ



2016018701

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$18,135.00

Tax Lot No. _____ Parcel Identifier No. 0748-02-58-6552

Verified by _____ County on the _____ day of _____ 20____

By _____

Mail after recording to: First American Title 900 Wilshire Dr. Suite 300 Troy, MI 48064
 This instrument was prepared by: McGuire Woods LLP, 300 North Third Street, Suite 320,
 Wilmington, North Carolina 28401

Brief Description for the Index:

Lot 2 Triangle Business Center

THIS DEED made this 3rd day of June, 2016, by and between

GRANTOR	GRANTEE
<p>HANOVER ACQUISITION 5 LLC, a Delaware limited liability The Guardian Life Insurance Company of America 7 Hanover Square New York, New York 10004</p>	<p>ALIDADE TBC 4020, LLC, a North Carolina limited liability company 3400 Woodward, Suite 200 Bloomfield Hills, Michigan 48304</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 7148, Page 216.**

A map showing the above-described property is recorded in **Map Book 107, Page 106.**

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that, other than the exceptions described below, Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

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

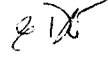
The lien of ad valorem real property taxes and assessments for the current year and for subsequent years; all easements, covenants, conditions, restrictions, and other agreements of record against the property conveyed hereby; all matters which would be disclosed by a recent and accurate survey of the property conveyed hereby; zoning, land use and building laws, regulations and ordinances.


Grantee hereby accepts the condition of the property hereinabove described AS IS, WHERE IS, with all faults.

[SIGNATURE AND ACKNOWLEDGEMENT TO APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by its duly authorized officer, the day and year first above written.

HANOVER ACQUISITION 5 LLC,
a Delaware limited liability company

By: The Guardian Life Insurance Company of America, 
a New York corporation, its sole member and manager

By: 
Name: Mark DePrima
Title: Senior Director

SEAL-STAMP STATE OF New York, COUNTY OF New York

I certify that the following person(s) personally appeared before me this day, each acknowledging to be the person who signed the foregoing document: **Mark DePrima.**

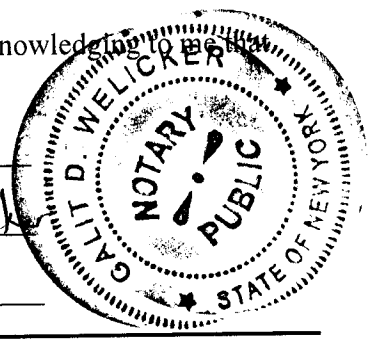
Date: June 1, 2016

[Official Seal]

GALIT D. WELICKER
Notary Public, State of New York
No. 01WE8216806
Qualified in New York County
Commission Expires 01/04/2018


Notary Public
Print Name: Galit D. Welick

My commission expires: 1/4/2018



The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Lot 2 - Triangle Business Center

BEGINNING at an existing iron pipe in the southern edge of the right of way of Stirrup Creek Drive, which iron pipe marks the northwestern corner of Lot 2 as shown on a plat entitled Triangle Business Center (Plat No. One) recorded in Plat Book 107, Page 166, Durham County Registry, said iron pipe being located 821.81 feet from the intersection of the southern edge of the right of way of Stirrup Creek Drive with the eastern edge of the right of way of Miami Boulevard; runs thence with the southern right-of-way line of Stirrup Creek Drive South 63 degrees 43 minutes 42 seconds East 277.78 feet to an existing iron pipe; thence continuing along the southern right of way line of Stirrup Creek Drive along a curve to the left in an easterly direction, said curve having a radius of 830.00 feet, an arc distance of 306.91 feet to an iron pipe; thence continuing along said right of way South 84 degrees 54 minutes 52 seconds East 150.29 feet to an existing iron pipe located at the northeastern corner of Lot 2 as shown on the above referenced map; thence South 05 degrees 21 minutes 39 seconds West 655.55 feet to an existing iron pipe; thence with the southern line of said Lot 2 North 84 degrees 38 minutes 20 seconds West 710.00 feet to an existing iron pipe; thence North 05 degrees 21 minutes 40 seconds East 808.62 feet to the point and place of BEGINNING. For reference, see plat of Lot 2, Triangle Business Center recorded in Plat Book 107, Page 166, Durham County Registry.

Together with the non-exclusive easements for enjoyment and use in and to the Common Areas set forth in that certain Amended and Restated Declaration with Respect to Covenants and Restrictions affecting Triangle Business Center, recorded in Book 1721, page 125, as duly amended, Durham County Registry.