

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 May 27 01:30 PM NC Rev Stamp: \$ 37400.00  
Book: 7940 Page: 506 Fee: \$ 26.00  
Instrument Number: 2016016957  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

~~State~~ Tax: \$37,400.00

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No. 157297 and 157298

Verified by Durham County on the \_\_\_\_\_ day of May, 2016

by \_\_\_\_\_

Mail after recording to: c/o Starwood Property Trust, Inc., 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139

This instrument was prepared by:  
Bilzin Sumberg Baena Price & Axelrod LLP, 1450 Brickell Avenue, Suite 2300, Miami, FL 33131

Brief Description for the index: 4021 and 4025 Stirrup Creek Drive, Durham, NC

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TEXT CONTINUES ON FOLLOWING PAGE**

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submitted electronically by "Novare National Settlement Service"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS INDENTURE, made effective as of May 26, 2016 between **GCCFC 2007-GG9 STIRRUP CREEK DRIVE, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **4021 DURHAM OFFICE, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o Starwood Property Trust, Inc., 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139;

**WITNESSETH THAT:**

GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to GRANTEE in fee simple, its successors and assigns, all of the real property situated in the County of Durham and State of North Carolina, which is more particularly described on the attached **Exhibit A (the "Property")**, but **SUBJECT, HOWEVER, TO:**

Subject however, to:

- (a) Real property taxes and assessments for the year 2016 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey; and
- (d) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record.

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

GRANTOR, for its successors and assigns, does hereby covenant with GRANTEE that GRANTOR has done nothing to impair such title as GRANTOR received, the GRANTOR is lawfully seized of the Property in fee simple, that title is marketable and free and clear of all encumbrances (except as described herein), that the GRANTOR has good right and lawful authority to sell and convey the Property, and that the GRANTOR fully warrants and will defend the title to the Property against the lawful claims of all persons claiming by, through, or under the GRANTOR, but against none other.

The Property was acquired by Grantor by Substitute Trustee's Deed dated December 22, 2015 and recorded December 22, 2015 in Book 7845, Page 768 as Instrument No. 2015042315, with the Durham County Register of Deeds.

The Property conveyed herein does not include the primary residence of the Grantor.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

TBC Place  
Durham, North Carolina  
(Durham County)

**TRACT ONE**

All that tract or parcel of land lying and being in the City of Durham, Durham County, North Carolina, and being more particularly described as follows:

Beginning at a new iron pipe located in the northern right of way line of Stirrup Creek Drive, said iron pipe being located south 82 degrees 17 minutes 57 seconds west, 622.43 feet from a PK nail located at the intersection of the centerlines of Stirrup Creek Drive (60' right of way) and Twin Creeks Drive (60' right of way), thence running with the northern right of way line of Stirrup Creek Drive, the following courses, north 88 degrees 26 minutes 40 seconds west, 130.73 feet to a new iron pipe, thence along a curve to the right having a radius of 770.00 feet and a length of 280.69 feet, a chord bearing and distance of north 77 degrees 42 minutes 05 seconds west, 279.14 feet to a new iron pipe, thence north 67 degrees 15 minutes 30 seconds west, 287.77 feet to a new iron pipe, thence leaving the northern right of way line of Stirrup Creek Drive, north 16 degrees 01 minutes 45 seconds east, 519.84 feet to an existing iron pipe, thence south 82 degrees 24 minutes 24 seconds east, 632.35 feet to an existing iron pipe, thence south 09 degrees 45 minutes 33 seconds west, 598.99 feet to the point and place of beginning, containing 8.92 acres (388,692 square feet), as shown on that certain ALTA/ACSM Land Title Survey dated August 3, 2000, last revised September 12, 2000, for TBC Place Partners, LLC, Principal Commercial Funding, LLC, and Chicago Title Insurance Company by DS Atlantic, being the seal and certification of Gregory N. Jones, North Carolina Registered Land Surveyor L-3783, and as shown as Lot 101 on that plat recorded at Plat Book 141, pages 135 and 136, Durham County Register of Deeds.

Together with that certain appurtenant drainage easement described in the Drainage Easement Agreement recorded in Book 2517, page 892, Durham County Registry.

Tax Parcel ID # 577-04-001J

TRACT TWO

All that tract or parcel of land lying and being in Triangle Township, Durham County, North Carolina, and being more particularly described as follows:

Beginning at an existing iron pin located on the western right of way line of Stirrup Creek Drive, said iron pin being located North 16 degrees 52 minutes 46 seconds East, 224.84 feet from a pk nail located at the intersection of Stirrup Creek Drive (60' public r/w) and Twin Creeks Drive (60' public r/w), thence running along with the western right of way line of Stirrup Creek Drive the following courses, along a curve to the right having a radius of 345.00 feet and a length of 513.83 feet, a chord bearing and distance of South 48 degrees 53 minutes 19 seconds West, 467.64 feet to an existing iron pin located on the northern right of way line of Stirrup Creek Drive, thence running along with the northern right of way line of Stirrup Creek Drive North 88 degrees 26 minutes 40 seconds West, 329.89 feet to an existing iron pin, thence leaving the right of way line of Stirrup Creek Drive North 9 degrees 45 minutes 33 seconds East, 598.99 feet to an existing iron pin, thence North 1 degree 23 minutes 13 seconds East, 72.69 feet to an existing iron pin, thence North 2 degrees 15 minutes 41 seconds East, 71.64 feet to an existing iron pin, thence South 87 degrees 19 minutes 6 seconds East, 597.78 feet to an existing iron pin located on the western right of way line of Stirrup Creek Drive, thence running along with the western right of way line of Stirrup Creek Drive South 5 degrees 15 minutes 43 seconds West, 62.24 feet to an existing iron pin, thence South 12 degrees 11 minutes 27 seconds East, 9.79 feet to an existing iron pin, thence South 87 degrees 19 minutes 6 seconds East, 19.10 feet to an existing iron pin, thence South 6 degrees 13 minutes 17 seconds West, 337.63 feet to the point of beginning, containing 10.001 acres (435,643 square feet)