

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUL 06 12:33:58
BK:7740 PG:52-56
DEED
FEE:\$26.00
EXCISE TAX:\$10,000.00
INSTRUMENT # 2015021643
SCEARNEL



Prepared by:

Moore & Van Allen PLLC (MAD)
100 N. Tryon Street, Suite 4700
Charlotte, North Carolina 28202
No Title Examination Conducted by Preparer

After Recording Return to:
McMillan, Psaroudis & Markey, PA
6101 Carnegie Blvd., Suite 310
Charlotte, North Carolina 28209
Attn: Michelle C. Psaroudis, Esq.

Tax Stamps: \$10,000.00

Parcel ID/Tax Map Nos.: PIN 0831-09-05-0593 (Parcel 103371) and majority of PIN 0821-13-95-9210 (Parcel 103374)

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 2nd day of July, 2015 by and between **HENDRICK AUTOMOTIVE GROUP**, a New York general partnership, having an address of 6000 Monroe Road, Suite 100, Charlotte, North Carolina 28212-6178, hereinafter called "**Grantor**", and **DURHAM PARTNERSHIP GROUP, LLC**, a North Carolina limited liability company, having an address of 1435 West Morehead Street, Suite 130, Charlotte, North Carolina 28208, hereinafter called "**Grantee**". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant,

bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee all that tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, the intent being that the Grantee shall own fee simple title to the aforesaid property.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and together with any estate, right, title, interest or claim of Grantor, either in law or equity, to the Property; and

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising solely under any matter set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 2129, Page 762 and Book 2245, Page 160, of the Durham County Public Registry.

No portion of the property herein conveyed includes the primary residence of Grantor.

[signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, and delivered this Special Warranty Deed to Grantee, on the day and year first written above.

GRANTOR:

HENDRICK AUTOMOTIVE GROUP,
a New York general partnership

By: Hendrick Management Company Limited Partnership, a North Carolina limited partnership, as Managing General Partner of Hendrick Automotive Group

By: Hendrick Management, LLC, a North Carolina limited liability company, a general partner of Hendrick Management Company Limited Partnership

By: *A. Scott Ennis*
Name: A. SCOTT ENNIS
Title: VICE PRESIDENT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: A. Scott Ennis.

Date: July 1, 2015

Deanna Milito
Deanna Milito, Notary Public
(Print or Type Name)

[NOTARIAL STAMP OR SEAL]

My commission expires: 3/22/2019

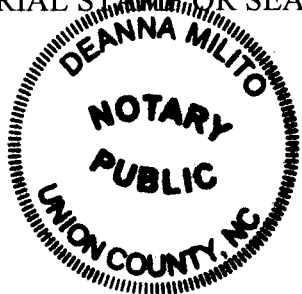


EXHIBIT A

LEGAL DESCRIPTION

PIN 0831-09-05-0593 (Parcel ID 103371)

BEING ALL OF LOT 2 CONTAINING 1.753 ACRES, MORE OR LESS, AS SHOWN ON A PLAT ENTITLED "EXEMPT' SUBDIVISION PLAT PREPARED FOR HENDRICK AUTOMOTIVE GROUP" DATED MARCH 2009 AND RECORDED IN PLAT BOOK 184, PAGE 193 OF THE DURHAM COUNTY, NORTH CAROLINA REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A FURTHER AND MORE PARTICULAR METES AND BOUNDS DESCRIPTION.

Site Address: 464 E. Pettigrew Street

Majority of PIN 0821-13-95-9210 (Parcel ID 103374)

BEING ALL OF TRACT 1, CONTAINING 4.188 ACRES, MORE OR LESS, AND ALL OF TRACT 2, CONTAINING 3.968 ACRES, MORE OR LESS, AS SHOWN ON A PLAT ENTITLED "FINAL PLAT (GATEWAY CENTER), 409 S. ROXBORO STREET, PARCEL ID 103374" DATED MARCH 30, 2015 AND RECORDED IN PLAT BOOK 194, PAGE 383 OF THE DURHAM COUNTY, NORTH CAROLINA REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A FURTHER AND MORE PARTICULAR METES AND BOUNDS DESCRIPTION.

Site Address: 409 S. Roxboro Street

THE PROPERTY WHICH IS THE SUBJECT OF THIS INSTRUMENT IS SUBJECT TO THE

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2015 and for subsequent years, not yet due or payable.
2. Such state of facts as would be disclosed by a current, accurate, physical survey and/or inspection of the subject property.
3. All easements, covenants, conditions, restrictions and other matters of record.
4. Zoning and building laws or ordinances.