

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUL 06 12:40:55
BK: 7740 PG: 110-112
DEED
FEE: \$26.00
EXCISE TAX: \$12,200.00
INSTRUMENT # 2015021648
SCEARNEL



2015021648

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 12,200.00

Parcel Identifier No. portion of 103374 _____ Verified by _____ County on the _____
day of _____, 20_____
By: _____

Mail after recording to: **Troutman Sanders LLP, Attn: David H. Jones, Esq., 301 South College Street, Suite 3400, Charlotte, NC 28202**

This instrument was prepared by: Moore & Van Allen PLLC, 100 N. Tryon Street, Ste. 4700, Charlotte, NC 28202
Attn: E. Reynolds ***No title examination conducted by preparer.***

Brief description for the Index: Approximately 4 acres located near the intersection of Dillard Street, East Pettigrew Street and Jackie Robinson Drive

THIS DEED made this 2nd day of July, 2015, by and between

GRANTOR

DURHAM PARTNERSHIP GROUP, LLC,
a North Carolina limited liability company
1435 West Morehead Street, Suite 130
Charlotte, NC 28208

GRANTEE

CRP/WF GATEWAY OWNER, L.L.C.,
a Delaware limited liability company
11425 Horseman's Trail
Raleigh, NC 27613

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the City of Durham, 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 7740 page 52.

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

A map showing the above described property is recorded in Plat Book 194, Page 383.

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 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, other than the following exceptions:

- (i) All matters of record;
- (ii) Such matters as would be disclosed by a current and accurate survey and/or inspection of the property;
- (iii) The lien for taxes not due and payable on or before the date hereof and subsequent years;
- (iv) Zoning ordinances affecting the property;
- (v) The state of compliance or non-compliance of the property with any laws, codes, ordinances, rules, regulations or private restrictive covenants applicable to or affecting the property;
- (vi) The property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Durham County land records, Book 7734, Page 808.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DURHAM PARTNERSHIP GROUP, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Shane Seagle
Title: Manager

State of NORTH CAROLINA - County of CABARRUS

I, the undersigned Notary Public of the County of CABARRUS and State aforesaid, certify that Shane Seagle personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2 day of July, 2015.

My Commission Expires: 12-19-2018
(Affix Seal)

[Signature]
BEVERLY PTARCINSKI Notary Public
Notary's Printed or Typed Name

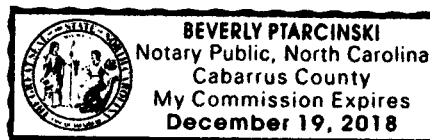


EXHIBIT "A"

Legal Description

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

BEING all of Tract 2, containing 3.968 acres, more or less, as shown on a 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