

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 May 25 03:01:26 PM
BK:8432 PG:338-341
DEED
FEE: \$26.00
INSTRUMENT # 2018017805
EXCISE TAX: \$24,600.00
DPRUETTE
2018017805

\$ 24,600 - Excise Tax

Tax Lot No _____ Parcel Identifier No. 197645 (PIN #0823-12-95-0818)

Mail after recording to. Grantee: c/o Capital Law & Advisory Partners, LLC, 319 Boulevard NE, Gainesville, GA 30501

This instrument was prepared by William S. Rogers, Jr., Esq., Capital Law & Advisory Partners, LLC, 319 Boulevard NE, Gainesville, GA 30501

Brief description for the Index 4102 N. Roxboro Street, Durham, NC 27704

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 19th day of May, 2018 by and between:

GRANTOR	GRANTEE
<p>NCEENT, LLC, a North Carolina limited liability</p> <p>4102 N. Roxboro Street Durham, North Carolina 27704 Attn: Sinéad Ingersoll, MHSA, CMPE, Chief Operating Officer</p>	<p>MMAC 150 DURHAM NC, LLC, a Delaware limited liability company 485 East Rincon St. #208 Corona, CA 92879 Attn: Edward W. Conk</p> <p>Property Address: 4102 N. Roxboro Street, Durham, NC 27704</p>

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.

THE PROPERTY OF THE GRANTOR DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

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 MADE A PART HEREOF

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4569, Page 174, Durham County Public Registry. A map showing the above described property is recorded in Plat Book 160, Page 237, Durham County Registry.

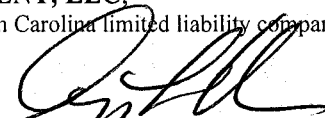
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the exceptions shown on **Exhibit B** attached hereto and made a part hereof.

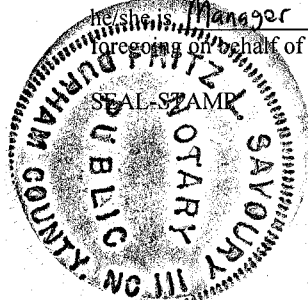
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its limited liability company name by its duly authorized _____ by authority of its Operating Agreement, the day and year first above written.

NCEENT, LLC,
a North Carolina limited liability company

By:  (SEAL)
Print Name: Gregory R. Hulka
Title: MANAGER

STATE OF NORTH CAROLINA, Durham COUNTY.

I, a Notary Public of the County and State aforesaid, certify that Gregory Hulka of NCEENT, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged that he/she is Manager of NCEENT, LLC, and that he/she as Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

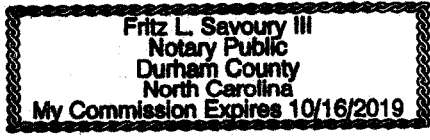


Witness my hand and official stamp or seal, this 16 day of May, 2018.

Fritz L. Savoury III

Notary Public

My Commission expires: 10/16/19



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.

..... Register of Deeds for Durham County
By..... Deputy/Assistant - Register of Deeds

EXHIBIT A**LEGAL DESCRIPTION**

BEING Lot 1 according to that certain Final Subdivision Plat for N.C. Eye and Ear Clinic recorded in Book of Maps 160, Page 237, Durham County Registry, which Lot is more particularly described by metes and bounds as follows:

BEGINNING at a new iron pipe, said iron pipe being South $18^{\circ}14'56''$ East 2,086.91 feet from N.C.G.S. monument "WITCH", said monument having N.C. grid coordinates (NAD 83) of N=838,039.682, E=2,028,553.443, thence South $10^{\circ}47'51''$ East 60.84 feet to a new iron pipe, thence North $79^{\circ}00'19''$ East 15.00 feet to a new iron pipe, thence South $10^{\circ}47'51''$ East 155.58 feet to a new iron pipe, thence South $79^{\circ}14'40''$ West 15.00 feet to a new iron pipe, thence South $10^{\circ}47'51''$ East 68.15 feet to a new iron pipe on the Northern right of way of Pacific Avenue (formerly Woodland Drive) (60' R/W), thence with said right of way South $79^{\circ}08'40''$ West 379.14 feet to a new iron pipe, thence along a curve to the right having a radius of 85.00 feet, an arc length of 121.84 feet, and a chord bearing and distance of North $59^{\circ}47'29''$ West 111.67 feet to a new iron pipe on the Eastern right of way of Roxboro Road (U.S. 501 Business) (100' R/W), thence with said right of way along a curve to the right having a radius of 1972.50 feet, an arc length of 211.99 feet and a chord bearing and distance of North $15^{\circ}38'53''$ West 211.89 feet to a new iron pipe, thence leaving said right of way North $79^{\circ}08'40''$ East 481.33 feet to the POINT AND PLACE OF BEGINNING containing 3.099 acres more or less.

Together with all right, title, and interest in and to the use of certain easements, as more particularly described and set forth in that certain Forty (40) Foot Ingress, Egress, and Regress Easement recorded in the Durham County Register of Deeds Office in Book 1934 at Page 269 and in Book 2882 at Page 882 and as shown on Plat Book 151 at Page 227.

Together with all right, title, and interest in and to the use of certain easements, as more particularly described and set forth in a certain Declaration of Reciprocal Easements and Covenants by and between Duke Construction Limited Partnership and Verizon South, Inc. recorded in the Durham County Register of Deeds Office in Book 4224 at Page 428 and in Book 4485 at Page 761.

Address: 4102 N. Roxboro Street, Durham, NC 27704
County Tax Parcel Number: 197645 (PIN #0823-12-95-0818)

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.
2. Declaration of Reciprocal Easements and Covenants filed for record in Book 4224, Page 428, as amended in Book 4485, Page 761, Durham County Registry, and any related maps.
3. Building restriction lines, easements, rights of way and/or any other facts as shown on plat recorded in Plat Book 160, Page 237, Durham County Registry.
4. Easement to Duke Power Company recorded in Book 1596, Page 760, Durham County Registry.
5. Ordinance Annexing to the City of Durham recorded in Book 330, Page 209, Durham County Registry.
6. Easements for ingress, egress and regress recorded in Book 1934, Page 269 and Book 2882, Page 882, Durham County Registry.
7. Right of Way Agreement in favor of Duke Energy Corporation recorded in Book 4515, Page 296, Durham County Registry.
8. Stormwater Facility Agreement and Covenant Version 082203 with the City of Durham recorded in Book 4534, Page 581, as rerecorded in Book 4546, Page 994, Durham County Registry, as amended by Assumption of Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 4716, Page 140, Durham County Registry.
9. Rights of tenants in possession, as tenants only, under unrecorded leases.