

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Sep 05 09:45 AM NC Rev Stamp: \$ 15120.00
Book: 8263 Page: 50 Fee: \$ 26.00
Instrument Number: 2017031187
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 15,120.00
Tax Parcel ID No. 0812-15-53-5726 Verified by Durham County on the ____ day of _____, 2017 By: _____

Mail/Box to: Durham Max Realty LLC, c/o Gutnicki LLP, 4711 Golf Road, Suite 200, Skokie, IL 60076

This instrument was prepared by: Miller & Martin PLLC, 832 Georgia Avenue, Suite 1200, Chattanooga, Tennessee 37402 (RGD).

Brief description for the Index: 411 South LaSalle Street, Durham, North Carolina 27705.

THIS DEED, made this the 31 day of August, 2017, by and between

GRANTOR: **DURHAM PROPERTY INVESTMENT, LLC**, a North Carolina limited liability company, whose mailing address is 801 Broad Street, Suite 200, Chattanooga, Tennessee 37402 (hereinafter referred to as **Grantor**) and

GRANTEE: **DURHAM MAX REALTY, LLC**, a North Carolina limited liability company, whose mailing address is c/o Gutnicki LLP, 4711 Golf Road, Suite 200, Skokie, IL 60076 (hereinafter referred to as **Grantee**).

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Permitted Exceptions hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina:

Being more particularly described on Exhibit "A" attached hereto.

Said property having been previously conveyed to Grantor by instrument recorded in Book 5843, Pages 320-325.

TO HAVE AND TO HOLD unto Grantee, together with all easements, privileges and appurtenances thereunto belonging, in fee simple, subject to the Permitted Exceptions set forth on **Exhibit "B"**.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except for the Permitted Exceptions set forth on **Exhibit "B"**.

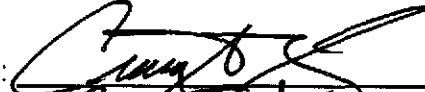
All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this instrument to be effective as of the day and year first above written.

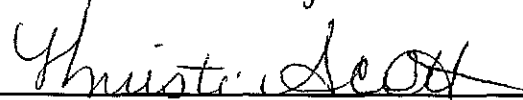
DURHAM PROPERTY INVESTMENT, LLC,
a North Carolina limited liability company,

Use Black Ink Only

By: 
Name: Craig Taylor
Title: Secretary

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I, the undersigned Notary Public of the County and State aforesaid, certify that Craig Taylor personally came before me this day and acknowledged that he is the Secretary of **DURHAM PROPERTY INVESTMENT, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 30 day of August, 2017.


Notary Public

Use Black Ink Only

My Commission Expires: 4-28-20



[SEAL]

EXHIBIT "A"

Lying and being in Durham County, North Carolina and being more particularly described as follows:

Beginning at a stake on the east side of LaSalle Street North 2° 21' 32" East 162 feet from the north side of a 30 foot unnamed street, and running thence along and with the east side of LaSalle Street North 2° 21' 32" East 326.65 feet to a stake; thence continuing along and with the east side of LaSalle Street in a curve with a radius of 465.23 feet in a northern direction 75.8 feet to a stake; thence South 88° 48' East 360.5 feet to a stake; thence South 1 degree 49' West 402 feet to a stake; thence North 88° 48' West 370.47 feet to a stake on the east side of LaSalle Street, the point of Beginning.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2017 and thereafter.
2. Easement in favor of Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 5721, Page 460, Durham County Registry.
3. Subject to such matters as a current and accurate survey would reveal.
4. Rights of parties in possession as tenants and/or residents under unrecorded leases or rental agreements.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
6. Restrictions on the uses, occupancy and ownership of the land as established under 42 U.S.C. § 291 et seq. or any similar laws, and rights of the United States pursuant thereto to recover its contribution to construction costs on violation.