

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 FEB 09 03:53:50 PM
 BK: 7870 PG: 784-788
 DEED
 FEE: \$26.00
 EXCISE TAX: \$900.00
 INSTRUMENT # 2016003861
 MDEGREE



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Ref. No. 157329
 PIN: 0749-04-63-6284

Mail after recording to: Grantee

This instrument was prepared by:
 Williams Mullen (Attn: Robert Charles Lawson), 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: Lot 1, Plat Book 142, Page 205

THIS DEED made this 9th day of February, 2016, by and between:

GRANTOR	GRANTEE
<p>Raleigh Portfolio Land, LLC, a North Carolina limited liability company c/o Equus Capital Partners, Ltd. 770 Township Line Road, Suite 150 Yardley, PA 19067</p>	<p>Aucilla, LLC, a North Carolina limited liability company 2614 Dover Road Raleigh NC 27608</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.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5085,

Page 965, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 142, Page 205, Durham County Registry.

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

And Grantor covenants with 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 those permitted exceptions as set forth on Exhibit B, attached hereto.

(Signature page follows)

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

GRANTOR:

Raleigh Portfolio Land, LLC,
a North Carolina limited liability company

By: *David K. Barndt*
David K. Barndt, Vice President

STATE OF Pennsylvania
COUNTY OF Philadelphia

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David K. Barndt as Vice President of **Raleigh Portfolio Land, LLC**, a North Carolina limited liability company.

Date: February 5, 2016

Mary E Lord
Signature of Notary

Mary E Lord
Notary Printed Name

My Commission Expires: April 26, 2019

(Official Seal)

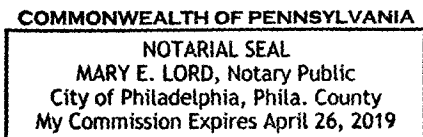


EXHIBIT A

Legal Description

BEING all of Lot 1 as shown on plat entitled "Final Subdivision and Recombination Plat of Lincoln Park West, Lots 1, D, & E" prepared by Kenneth Close, Inc., Land Surveyor dated July 2, 1999 and recorded in Plat Book 142, Page 205, Durham County Registry.

TOGETHER with all rights created pursuant to Declaration recorded in Book 2730, Page 607, Durham County Registry, as amended by the Declaration of Easements and Assignment of Certain Declarant Rights by Parker-Raleigh Development XXXII, LLC and Parker-Raleigh Development XXXI, LLC dated January 13, 2006 and recorded January 17, 2006, in Book 5084, Page 816, Durham County Registry, as amended by the Amendment to Covenants, Conditions, and Restrictions by Jack Parker Properties NC, LLC, Quality Oil Company, LLC, and Raleigh Portfolio Land, LLC dated January 19, 2016 and recorded on January 26, 2016, in Book 7862, Page 741, Durham County Registry.

EXHIBIT B

Permitted Exceptions

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Declaration of Restrictions Regarding TSUP and Trip Generation Allocation recorded in Book 5288, Page 861, Durham County Registry; and Assignment of Trips recorded in Book 6435, Page 777, Durham County Registry; and Exchange of Trips recorded in Book 7865, Page 761, all Durham County Registry.
3. Matters shown on Plat Book 108, Page 30, Durham County Registry.
4. Matters shown on Plat Book 138, Pages 135-136 and re-recorded in Plat Book 142, Pages 149-150, Durham County Registry.
5. Matters shown on Plat Book 142, Page 205, Durham County Registry.
6. Easements to Duke Power recorded in Book 242, Page 356; Book 264, Page 291; and Book 1088, Page 201, all Durham County Registry.
7. Deed of Easement for Betha Avenue Outfall-Sewage System recorded in Book 1256, Page 40, Durham County Registry.
8. Sign Easement recorded in Book 7741, Page 8, Durham County Registry; as amended in Book 7755, Page 934, Durham County Registry.
9. Declaration recorded in Book 2730, Page 607, Durham County Registry, as amended by the Declaration of Easements and Assignment of Certain Declarant Rights recorded in Book 5084, Page 816, Durham County Registry, as amended by Amendment to Covenants, Conditions, and Restrictions recorded in Book 7862, Page 741, Durham County Registry.