

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2019 Jan 18 11:29 AM NC Rev Stamp: \$ 10680.00
 Book: 8580 Page: 740 Fee: \$ 26.00
 Instrument Number: 2019001583
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$10,680.00 Account No. _____ Parcel Identifier No. 172363

Mail/Box to: Alicia K. Otten, First American Title Insurance Company,
201 S. College Street, Suite 1500, Charlotte, NC 28244

This instrument was reviewed by: Weatherspoon & Voltz, LLP, Elizabeth W. Voltz, Esq.
 (Without Title Examination)

Brief description for the Index: 4220 N. Roxboro Rd., Durham, NC

THIS DEED made as of the ____ day of December, 2018, by and between

GRANTOR	GRANTEES
<p>HW Aspen, LLC and PW Aspen, LLC, each a North Carolina limited liability</p> <p>4600 Wedgewood Blvd, Suite A Frederick, MD 21703</p>	<p>CPI Roxboro RD LLC, a North Carolina limited liability company</p> <p>195 North Street, Suite 100 Teterboro, NJ 07608</p> <p>and</p> <p>CPIMF1 DURBRDNC LLC, a North Carolina limited liability company</p> <p>195 North Street, Suite 100 Teterboro, NJ 07608,</p> <p>as tenants-in-common.</p>

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantees, as tenants-in-common, 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.

submitted electronically by "First American Title Insurance Company - Charlotte NCS"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

TOGETHER WITH all privileges, rights, easements and appurtenances belonging to such land and all right, title and interest (if any) of Grantor, but without warranty of any title, in and to any streets, alleys, passages, and other rights-of-way or appurtenances included in, adjacent to or used in connection with such land and all right, title and interest (if any) of Grantor in all mineral and development rights appurtenant to such land.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2882, Pages 887 - 893, in the Office of the Register of Deeds of Durham County, North Carolina.

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 153, Page 181, in the Office of the Register of Deeds of Durham County, North Carolina.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging unto CPI Roxboro RD LLC, a North Carolina limited liability company, and unto CPIMF1 DURBRDNC LLC, a North Carolina limited liability company, as tenants-in-common, in fee simple, forever.

And the Grantor covenants with the Grantees that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, and that Grantor will warrant specially and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B which is attached hereto and incorporated herein by referenced thereto.

[Signature Pages Follow]

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

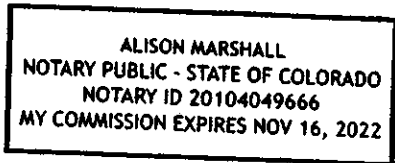
HW ASPEN, LLC,
a North Carolina limited liability company

By: *Philippa B. Whitcomb* (SEAL)
Name: Philippa B. Whitcomb
Title: Manager

STATE OF NORTH CAROLINA, COUNTY OF DURHAM, TO WIT:

I HEREBY CERTIFY that on this 14th day of December, 2018, before me, the undersigned officer, personally appeared Philippa B. Whitcomb, Manager of HW Aspen, LLC, a North Carolina limited liability company, and acknowledged the foregoing Special Warranty Deed to be her act and deed in that capacity on behalf of said entity.

WITNESS my hand and Notarial Seal.



Alison Marshall
NOTARY PUBLIC

Name of Notary: Alison Marshall

My Commission Expires: 11.16.2022

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

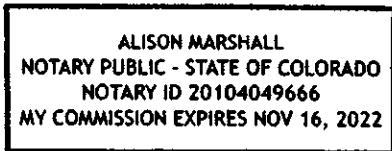
PW ASPEN, LLC,
a North Carolina limited liability company

By: *Philippa B. Whitcomb* (SEAL)
Name: Philippa B. Whitcomb
Title: Manager

STATE OF NORTH CAROLINA, COUNTY OF DURHAM, TO WIT:

I HEREBY CERTIFY that on this 14th day of December, 2018, before me, the undersigned officer, personally appeared Philippa B. Whitcomb, Manager of PW Aspen, LLC, a North Carolina limited liability company, and acknowledged the foregoing Special Warranty Deed to be her act and deed in that capacity on behalf of said entity.

WITNESS my hand and Notarial Seal.



Alison Marshall
NOTARY PUBLIC

Name of Notary: Alison Marshall

My Commission Expires: 11.16.2022

EXHIBIT A

Legal Description

All that land situated in Durham County, North Carolina, and more particularly described as follows:

BEING all of Lot 2, as the same is shown on that plat recorded in Plat Book 153, Page 181, Durham County Register of Deeds, to which plat reference is to be made for a more complete and accurate description.

And being further described as follows:

Commencing at N.C. Geodetic Survey monument "WITCH" having grid coordinates of Northing: 838,039.6821; Easting: 2,028,553.4427; thence South 01°05'27" East 965.22 feet to an iron pipe; thence South 03°29'10" East 223.68 feet to the point of beginning; thence North 85°55'06" East 291.55 feet to an iron pipe; thence North 01°21'09" East 42.55 feet to an iron pipe; thence South 88°38'51" East 230.00 feet to an iron pipe; thence South 05°56'04" East 20.59 feet to an iron pipe; thence South 50°02'23" East 85.38 feet to an iron pipe; thence South 09°45'54" East 205.13 feet to an iron pipe; thence South 23°32'38" West 135.01 feet to an iron pipe; thence South 62°16'14" West 51.82 feet to an iron pipe; thence South 70°06'03" West 112.33 feet to an iron pipe; thence North 82°41'27" West 120.00 feet to an iron pipe; thence North 69°42'51" West 120.00 feet to an iron pipe; thence North 24°10'44" East 100.00 feet to an iron pipe; thence North 34°31'24" West 56.67 feet to an iron pipe; thence North 19°12'28" West 66.58 feet to an iron pipe; thence North 05°11'04" West 66.51 feet to an iron pipe; thence North 07°30'24" East 74.61 feet to an iron pipe; thence South 85°55'06" West 176.99 feet to a point; thence North 03°29'10" West 20.50 to the point and place of beginning containing 4.06 acres.

EXHIBIT B

Exceptions

1. Easements and any other facts as shown on plat recorded in Book 151, Page 227; Book 151, Page 228; and Book 153, Page 181, Durham County Registry.
2. Easement to Duke Power Company Electric Membership Corporation recorded in Book 251, Page 9; Book 1455, Page 984; and Book 1596, Page 760, Durham County Registry.
3. Easement to GTE South Incorporated and Durham Medical Park, L.L.C. recorded in Book 1934, Page 269; and Book 2882, Page 882, Durham County Registry.
4. Easement to Durham Medical Park, L.L.C. recorded in Book 1934, Page 265, Durham County Registry.
5. Easement to Department of Transportation recorded in Book 985, Page 99, Durham County Registry.
6. Easement to General Telephone Co. recorded in Book 334, Page 497, Durham County Registry.
7. Easement by and among HW Aspen, LLC a North Carolina limited liability company, et al recorded in Book 3302, Page 705, Durham County Registry.
8. Easement by and among HW Aspen, LLC a North Carolina limited liability company, et al recorded in Book 3762, Page 59, Durham County Registry.
9. Pro rata share of Ad Valorem taxes for 2018, and Ad Valorem taxes for subsequent years.