

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 Dec 27 04:29:07 PM
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DEED
FEE: \$26.00
INSTRUMENT # 2017045499
EXCISE TAX: \$27,000.00
TREFEARN



Prepared by:
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No Title Examination Conducted by Preparer

After Recording Return to:
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Tax Stamps: \$27,000.00

Parcel ID/Tax Map Nos.: PIN 0821-12-95-5581 (Parcel ID 221298),
PIN 0821-12-95-7470 (Parcel ID 221299),
PIN 0821-12-95-4325 (Parcel ID 103374),
PIN 0821-12-95-6286 (Parcel ID 221300), AND
PIN 0821-12-95-5263 (Parcel 221301)

[Jw 2017: 0821-12-95-6317]

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27th day of December, 2017 by and between **DURHAM PARTNERSHIP GROUP, LLC**, a North Carolina limited liability company, having an address of 6021 Connemara Court, Denver, North Carolina 28037, hereinafter called "**Grantor**", and **LMC DURHAM GATEWAY HOLDINGS, LP**, a Delaware limited partnership, having an address of 201 South Tryon Street, Suite 1000, Charlotte, North Carolina 28202, hereinafter called "**Grantee**". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee all that tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, the intent being that the Grantee shall own fee simple title to the aforesaid property.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and together with any estate, right, title, interest or claim of Grantor, either in law or equity, to the Property; and

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising solely under any matter set forth on **Exhibit B** attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7740, Page 52 of the Durham County Public Registry.

In addition, to the extent the description in **Exhibit A** differs from the legal description in **Exhibit C** attached hereto, Grantor, for a valuable consideration paid by Grantee, the receipt of which hereby is acknowledged, has and by these presents does convey to Grantee any and all of Grantor's right, title and interest in that certain parcel of land and any improvements thereon situated in Durham County, North Carolina and more particularly described in **Exhibit C** attached hereto and incorporated herein by reference, but without any covenant or warranty whatsoever.

No portion of the property herein conveyed includes the primary residence of Grantor.

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.

[signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, and delivered this Special Warranty Deed to Grantee, on the day and year first written above.

GRANTOR:

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

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

STATE OF North Carolina

COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manager, Shane Seagle.

Date: December 20, 2017.

Deborah A. Barnes
Official Signature of Notary

Deborah A. Barnes
Notary's printed /typed name, Notary Public

My commission expires: 11-22-21

(Official Seal)

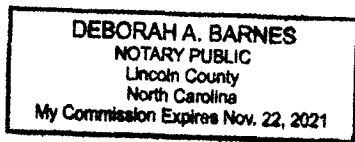


EXHIBIT A

LEGAL DESCRIPTION

BEING ALL OF TRACT 1, CONTAINING 4.188 ACRES, MORE OR LESS, AS SHOWN ON A PLAT 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.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2018 and for subsequent years, not yet due or payable.
2. Such state of facts as would be disclosed by a current, accurate, physical survey and/or inspection of the subject property.
3. All easements, covenants, conditions, restrictions and other matters of record.
4. Zoning and building laws or ordinances.

EXHIBIT CQUITCLAIMED PROPERTY

Lying and being in the City of Durham, County of Durham, State of North Carolina, and more particularly described as follows:

BEING all of Lots 1, 2, 3, 4, and 5 of Gateway Center as shown on map recorded in Plat Book 196, Pages 384 and 385, Durham County Register of Deeds, and more particularly described as follows:

LOT 1

COMMENCING AT NCGS MONUMENT FAY PID:EZ6471 WITH NC GRID NAD 83 COORDINATES NORTHING: 814,447.46 EASTING: 2,030,343.14, THENCE NORTH 44°36'06" WEST A DISTANCE OF 866.32(GROUND) FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF JACKIE ROBINSON DRIVE, THENCE WITH SAID RIGHT OF WAY NORTH 67°21'34" WEST A DISTANCE OF 386.30 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 20°59'21" WEST A DISTANCE OF 88.30 FEET TO AN EXISTING CONCRETE MONUMENT ON THE EASTERN RIGHT OF WAY OF SOUTH ROXBORO STREET; THENCE WITH SAID RIGHT OF WAY NORTH 22°31'14" EAST A DISTANCE OF 55.97 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 28°02'44" EAST A DISTANCE OF 179.03 FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF MOUNT VERNON PLACE THE POINT OF BEGINNING; THENCE CONTINUING WITH THE RIGHT OF WAY OF SOUTH ROXBORO STREET NORTH 28°02'44" EAST A DISTANCE OF 124.38 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 71°23'25" EAST A DISTANCE OF 17.44 FEET TO AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF DILLARD STREET; THENCE WITH SAID RIGHT OF WAY SOUTH 61°55'36" EAST A DISTANCE OF 212.57 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY SOUTH 27°55'09" WEST A DISTANCE OF 141.80 FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF SAID MOUNT VERNON PLACE; THENCE NORTH 55°56'04" WEST A DISTANCE OF 28.40 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 60°55'42" WEST A DISTANCE OF 92.34 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 61°50'10" WEST A DISTANCE OF 104.27 FEET TO THE POINT OF BEGINNING, CONTAINING 30,910 SQUARE FEET OR 0.71 ACRES, MORE OR LESS.

LOT 2

COMMENCING AT NCGS MONUMENT FAY PID:EZ6471 WITH NC GRID NAD 83 COORDINATES NORTHING: 814,447.46 EASTING: 2,030,343.14, THENCE NORTH 44°36'06" WEST A DISTANCE OF 866.32(GROUND) FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF JACKIE ROBINSON DRIVE, THENCE LEAVING SAID RIGHT OF WAY NORTH 22°38'39" EAST A DISTANCE OF 248.70 FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF MOUNT VERNON PLACE THE POINT OF BEGINNING; THENCE WITH SAID RIGHT OF WAY NORTH 67°35'54" WEST A DISTANCE OF 89.38 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 55°56'04" WEST A DISTANCE OF 120.10 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 27°55'09" EAST A DISTANCE OF 141.80 FEET TO AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF SOUTH DILLARD STREET; THENCE WITH SAID RIGHT OF WAY SOUTH 61°55'36" EAST A DISTANCE OF 196.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 27°55'00" WEST A DISTANCE OF 3.12 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY SOUTH 27°55'00" WEST A DISTANCE OF 3.57 FEET TO AN EXISTING IRON PIPE; THENCE WITH A CURVE THE LEFT, AN ARC LENGTH OF 18.49 FEET, A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF SOUTH 25°17'31" WEST, WITH A CHORD LENGTH OF 18.48 FEET TO AN EXISTING IRON PIPE; THENCE

SOUTH 22°38'39" WEST A DISTANCE OF 120.90 FEET TO THE POINT OF BEGINNING, CONTAINING 30,055 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

LOT 3

COMMENCING AT NCGS MONUMENT FAY PID:EZ6471 WITH NC GRID NAD 83 COORDINATES NORTHING: 814,447.46 EASTING: 2,030,343.14, THENCE NORTH 44°36'06" WEST A DISTANCE OF 866.32(GROUND) FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF JACKIE ROBINSON DRIVE, THENCE WITH SAID RIGHT OF WAY NORTH 67°21'34" WEST A DISTANCE OF 358.69 FEET TO AN EXISTING IRON PIPE THE POINT OF BEGINNING; THENCE NORTH 67°21'34" WEST A DISTANCE OF 27.61 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 20°59'21" WEST A DISTANCE OF 88.30 FEET TO AN EXISTING CONCRETE MONUMENT ON THE EASTERN RIGHT OF WAY OF SOUTH ROXBORO STREET; THENCE WITH SAID RIGHT OF WAY NORTH 22°31'14" EAST A DISTANCE OF 55.97 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 28°02'44" EAST A DISTANCE OF 155.03 FEET TO AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF MOUNT VERNON PLACE; THENCE WITH SAID RIGHT OF WAY SOUTH 61°50'10" EAST A DISTANCE OF 89.76 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY SOUTH 22°23'53" WEST A DISTANCE OF 104.89 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 67°41'01" WEST A DISTANCE OF 5.41 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 67°20'48" WEST A DISTANCE OF 10.33 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 22°38'26" WEST A DISTANCE OF 160.67 FEET TO THE POINT OF BEGINNING, CONTAINING 22,601 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

LOT 4

COMMENCING AT NCGS MONUMENT FAY PID:EZ6471 WITH NC GRID NAD 83 COORDINATES NORTHING: 814,447.46 EASTING: 2,030,343.14, THENCE NORTH 44°36'06" WEST A DISTANCE OF 866.32(GROUND) FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF JACKIE ROBINSON DRIVE THE POINT OF BEGINNING, THENCE WITH SAID RIGHT OF WAY NORTH 67°21'34" WEST A DISTANCE OF 71.28 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY NORTH 22°24'17" EAST A DISTANCE OF 162.53 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 67°46'08" WEST A DISTANCE OF 197.54 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 67°41'01" WEST A DISTANCE OF 42.47 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 22°23'53" EAST A DISTANCE OF 101.45 FEET TO AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF MOUNT VERNON PLACE; THENCE WITH SAID RIGHT OF WAY SOUTH 60°55'42" EAST A DISTANCE OF 74.19 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 55°56'04" EAST A DISTANCE OF 149.91 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 67°35'54" EAST A DISTANCE OF 91.73 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 22°38'39" WEST A DISTANCE OF 224.70 FEET TO THE POINT OF BEGINNING, CONTAINING 35,821 SQUARE FEET OR 0.82 ACRES, MORE OR LESS.

LOT 5

COMMENCING AT NCGS MONUMENT FAY PID:EZ6471 WITH NC GRID NAD 83 COORDINATES NORTHING: 814,447.46 EASTING: 2,030,343.14, THENCE NORTH 44°36'06" WEST A DISTANCE OF 866.32(GROUND) FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF JACKIE ROBINSON DRIVE, THENCE WITH SAID RIGHT OF WAY NORTH 67°21'34" WEST A DISTANCE OF 71.28 FEET TO AN EXISTING IRON PIPE THE POINT OF BEGINNING; THENCE NORTH 67°21'34" WEST A DISTANCE OF 287.41 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY NORTH 22°38'26" EAST A DISTANCE OF 160.67 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 67°20'48" EAST A DISTANCE OF 10.33 FEET TO AN EXISTING IRON PIPE; THENCE

SOUTH 67°41'01" EAST A DISTANCE OF 5.41 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 22°23'53" EAST A DISTANCE OF 104.89 FEET TO AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF MOUNT VERNON PLACE; THENCE WITH SAID RIGHT OF WAY SOUTH 61°20'37" EAST A DISTANCE OF 31.19 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY SOUTH 22°23'53" WEST A DISTANCE OF 101.45 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 67°41'01" EAST A DISTANCE OF 42.47 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 67°46'08" EAST A DISTANCE OF 197.54 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 22°24'17" WEST A DISTANCE OF 162.53 FEET TO THE POINT OF BEGINNING, CONTAINING 49,569 SQUARE FEET OR 1.14 ACRES, MORE OR LESS.

TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST, IN AND TO, "MT. VERNON PLACE 24' PUBLIC R/W HEREBY DEDICATED ALLEY TO BE PRIVATELY MAINTAINED" SHOWN ON MAP RECORDED IN PLAT BOOK 196, PAGES 384 AND 385, DURHAM COUNTY REGISTER OF DEEDS.

ALSO BEING ALL OF THE LAND SHOWN ON MAP RECORDED IN PLAT BOOK 196, PAGES 384 AND 385, DURHAM COUNTY REGISTER OF DEEDS.