

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County NC
2014 JUL 21 10:05:25 AM
BK:7533 PG:108-110
DEED
FEE:\$26.00
EXCISE TAX: \$2,190.00
INSTRUMENT # 2014021667
SCERRNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise taxes: \$2,190

Tax Parcel ID: 0833-01-06-2329

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Nelson Mullins, 4140 Parklake Avenue, Suite 200, Raleigh, NC 27612

Brief description for the Index:

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTOR	GRANTEE
BEN FRANKLIN ASSOCIATES, LLC	GLO PROPERTY, LLC AND SILVOY HOLDINGS 1, LLC, as tenants in common 4301 Ben Franklin Boulevard Durham, NC 27712

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 the Grantor, for and in consideration of cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property").

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 is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

Ad valorem taxes for 2014, prorated as of the date hereof, and thereafter.

Easements and restrictions of record affecting the Property.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized signatory, as of the day and year first above written.

BEN FRANKLIN ASSOCIATES, LLC

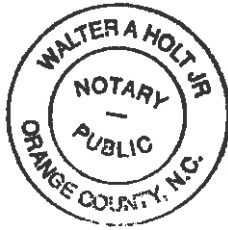
By: Walter Woodrow Burns, Jr.
Walter Woodrow Burns, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I certify that the following person personally appeared before me this day and acknowledged that she/he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Walter Woodrow Burns, Jr., as Manager of Ben Franklin Associates, LLC.

Date: June 16, 2014.



(Official Seal)

Walter A. Holt, Jr.
Official Signature of Notary Public

WALTER A. HOLT, JR.
Insert name of Notary, printed or typed

My Commission Expires: 04/08/16

EXHIBIT A TO DEED

LEGAL DESCRIPTION OF PROPERTY

Consisting of 1.20 acres, more or less, and being all of Lot A per plat of survey entitled Subdivision for: Gary M. Hock, Durham Township, Durham, NC by Jim Morrow, Land Surveyor, Roxboro, NC and recorded in Book 134, Page 62, Durham County Registry.

TOGETHER with a perpetual nonexclusive use in common with others for pedestrian and vehicular access, ingress, and egress on and over the 50 foot private right of way adjoining the above-described parcel and labeled "Medical Park Drive 50' R/W on the above recorded plat as it currently exists and may hereafter be extended.

