

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 OCT 31 11:53:54 AM
BK: 7594 PG: 417-421
DEED
FEE: \$26.00
EXCISE TAX: \$7,500.00
INSTRUMENT # 2014033519
SCEARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,500.00

Parcel Identifier: 172334

Mail after recording to:

Alicia K. Otten, First American Title Insurance Company,
201 S. College Street, Suite 1500, Charlotte, NC 28244 *NCS-2109455*

This instrument was prepared by:

Wyrick Robbins Yates & Ponton LLP (PKH) 4101 Lake Boone Trail, Ste. 300, Raleigh, NC 27607

Brief Description for the Index: 4309 Medical Park Drive, Durham, NC

THIS DEED made this 30th day of October, 2014 by and between:

GRANTOR	GRANTEE
Coastal Federal Credit Union, a credit union organized under the laws of the United States of America, 1000 St. Albans Drive, Suite 200 Raleigh, North Carolina 27609	CPI Durham LLC, a North Carolina limited liability company (50% undivided tenancy-in-common interest) 235 Moore Street, Third Floor Hackensack, NJ 07601 and FEM Medical Park Drive LLC, a North Carolina limited liability company (50% undivided tenancy-in-common interest) 2 Changebridge Road, Unit 201 Montville, NJ 07045

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 the City of Durham, 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 7352, Page 255, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 156, Page 165, 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 the following exceptions:

See attached Exhibit B.

(Signature page follows)

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

Coastal Federal Credit Union,
a credit union organized under the laws of the
United States of America

By: *Pete VanGraafeiland*
Name: Pete VanGraafeiland
Title: Vice President-Business Lending

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein: Pete VanGraafeiland, Vice President-Business Lending, of Coastal Federal Credit Union, a credit union organized under the laws of the United States of America.

Date: October 29, 2014.

Adrienne A. Hood
Adrienne A. Hood
Notary Printed Name

My Commission Expires: 1-21-2015

(Official Seal)

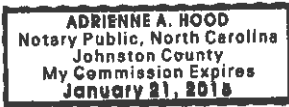


Exhibit A

Legal Description

EXHIBIT A

Located on the Northwest side of Medical Park Drive and being all of that property designated "2.02 acres - 87,787 square feet - 4309 Med. Park Dr." per plat of survey thereof entitled "Final Plat of Subdivision for: Gary M. Hock", by Jim Morrow, Professional Land Surveyor, dated August 12, 2002, recorded August 20, 2002 in Plat Book 156, Page 165, Durham County Register of Deeds, to which reference is hereby made for a more particular description of same. TOGETHER WITH a twenty (20) foot wide private sewer easement as shown in Plat Book 154, Page 379, Durham County Registry.

The above is also shown on a survey entitled "ALTA/ACSM Land Title Survey for 4309 Medical Park Drive I, LLC and 4309 Medical Park Drive II, LLC, City Out Township, Durham County, North Carolina", dated October 11, 2007, prepared by Nathan R. Hymiller, Jr., PLS L-3010. Reference is made to said unrecorded survey for a more particular description of the 2.02 acres.

For reference see deeds recorded in Book 5772, Page 319, Durham County Registry and Book 3613, Page 511, Durham County Registry.

EXHIBIT B

Exceptions to Title

1. Taxes for 2015, and subsequent years' ad valorem taxes;
2. Covenants, conditions, easements and restrictions as provided in instrument recorded in Book 2221, Page 157; Book 2485, Page 235; Book 2517, Page 834; and Book 1639, Page 706, Durham County Registry;
3. Easements and other facts as shown in Plat Book 135, Page 67; and Plat Book 156, Page 165, Durham County Registry;
4. Easements to Duke Power recorded in Book 273, Page 297; Book 2540, Page 185; and Book 2703, Page 117, Durham County Registry;
5. Assignment of Lease recorded in Book 5796, Page 746, Durham County Registry;
6. Terms and conditions of unrecorded lease to Triangle Community Physicians, P.A, as tenant as referenced in Warranty Deed recorded in Book 7352, Page 225; and terms and conditions of the lease as evidenced by Memorandum of Lease recorded in Book 6783, Page 17; as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Book 6783, Page 25, Durham County Registry; and