

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 09 10:30 AM NC Rev Stamp: \$ 5400.00
Book: 8484 Page: 859 Fee: \$ 26.00
Instrument Number: 2018027893
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 5,400.00 Parcel Identifier: **0833-01-16-4452**

Verified by: _____ on the _____ day of _____, 2018

Mail after recording to:
Cole Schotz P.C.
Court Plaza North, 25 Main Street, Hackensack, NJ 07601, Attention: Christopher J. Caslin, Esq.

This instrument was prepared by:
Daniel Visalli (no title examination performed by preparer)

Brief Description for the Index: **4318 Medical Park Drive, Durham, NC**

860762NCT

This DEED, made this 26 day of July, 2018, by and between:

GRANTOR	GRANTEE
<p>CPI 4318 MEDICAL PARK DRIVE LLC, a North Carolina limited liability company, and FEM 4318 MEDICAL PARK DRIVE LLC, a North Carolina limited liability company, as tenants-in-common, each having a mailing address at 195 North Street, Suite 100, Teterboro, New Jersey 07608</p>	<p>CPIMF1 NCSHDUNC LLC, a North Carolina limited liability company, having a mailing address at 195 North Street, Suite 100, Teterboro, New Jersey 07608</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.

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.

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:

All of that certain lot or parcel of land consisting of Lot D (1.05 acres) as shown on that plat of survey entitled "Final Plat of Subdivision for Gary M Hock," dated March 4, 1996, prepared by Jim Morrow, Registered Land Surveyor, and recorded in Plat Book 135, Page 67 of the Durham County Registry, to which reference is hereby made for a more particular description of same.

This property bears the street address 4318 Medical Park Drive, Durham, NC 27704

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(s) recorded on June 25, 2015, in Book 7731, Page 567, Durham County, North Carolina, Public Registry.

A map showing the above-described property is recorded in Plat Book 135, Page 67, Durham County Registry.

TO HAVE AND TO HOLD unto Grantee the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging 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:

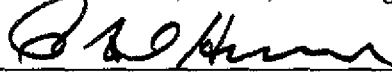
See attached Exhibit A.

(SIGNATURE PAGE FOLLOWS)

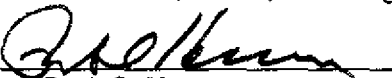
IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

GRANTOR:

CPI 4318 MEDICAL PARK DRIVE LLC,
a North Carolina limited liability company
By SPC Associates, L.L.C., its Manager

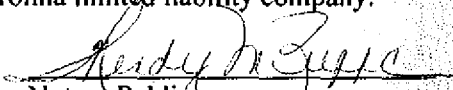
By: 
Name: Peter O. Hanson
Title: Manager

FEM 4318 MEDICAL PARK DRIVE LLC,
a North Carolina limited liability company
By SPC Associates, L.L.C., its Manager

By: 
Name: Peter O. Hanson
Title: Manager

STATE OF NEW JERSEY)
) ss.
COUNTY OF BERGEN)

I certify that the following person personally appeared before me this 26th day of July, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Peter O. Hanson, Manager of SPC Associates, L.L.C., the Manager of CPI 4318 MEDICAL PARK DRIVE LLC, a North Carolina limited liability company.

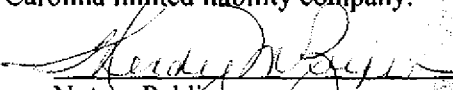

Notary Public

WENDY M. ZUPPA
A Notary Public of New Jersey
My Commission Expires September 28, 2020

My Commission Expires:

STATE OF NEW JERSEY)
) ss.
COUNTY OF BERGEN)

I certify that the following person personally appeared before me this 26th day of July, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Peter O. Hanson, Manager of SPC Associates, L.L.C., the Manager of FEM 4318 MEDICAL PARK DRIVE LLC, a North Carolina limited liability company.


Notary Public

WENDY M. ZUPPA
A Notary Public of New Jersey
My Commission Expires September 28, 2020

My Commission Expires:

EXHIBIT A

EXCEPTIONS TO TITLE

Schedule B2 Exceptions from 4318 Med Pk Dr, Durham NC 2018 Title Binder.

2. Taxes for the year 2018, which are a lien, but not yet due and payable, and all subsequent years.
3. Easements as shown on plat recorded in Plat Book 122, Page 194, Durham County Registry.
4. Terms and provisions of that certain unrecorded Lease executed by 4318 Medical Park Drive, LLC, a North Carolina limited liability company to North Carolina Specialty Hospital, LLC, a North Carolina limited liability company dated September 5, 2012 as evidenced by a Memorandum of which is recorded in Book 7070, Page 240, Durham County Registry.
5. Easements as shown on plat recorded in Plat Book 135, Page 67, Durham County Registry.
6. North Carolina Deed of Drainage and Sewer Easements and Release of Easement to Gary M. Hock recorded in Book 2525, Page 620, Durham County Registry.
7. Easement to Duke Power Company recorded in Book 273, Page 297, Durham County Registry.
8. Easement to Duke Power Company recorded in Book 1483, Page 794, Durham County Registry.
9. This item has been intentionally deleted.
10. This item has been intentionally deleted.
11. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants, Conditions and Restrictions for Independence Park, recorded in Book 2221, Page 157; as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Independence Park recorded in Book 2485, Page 235, Durham County Registry.
12. Rights of parties in possession as tenants only, under unrecorded lease(s) or rental agreement(s).
13. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Land.

14. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by S.D. Puckett & Associates, PC on January 16, 2018, last revised _____, designated Job Number _____.

(A) Concrete walk crosses the east property line onto lands of others by an undisclosed distance;
(B) Multiple transformers throughout the subject property are without benefit of easement; (C) Sanitary sewer manhole on the south section of the subject property is without benefit of easement.

15. Riparian rights are not insured.

16. Reservation of gas, oil and/or mineral rights.

17. Any inaccuracy in the area, square footage or acreage of the Land to be insured hereunder.

18. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways