

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jan 28 10:30 AM NC Rev Stamp: \$ 17200.00
Book: 8584 Page: 710 Fee: \$ 26.00
Instrument Number: 2019002418
DEED

Excise Tax
\$ 17,200.00

Recording Time, Book and Page

Parcel Identifier No. 172233, Verified by Durham County on the ___ day of _____, 2019 by: _____

Mail after recording to:

Attention: _____

This instrument was prepared by: Kilpatrick Townsend & Stockton LLP (without title examination)

Brief description for the Index: 8.06 acres located in Durham County, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED to be effective as of this 23 day of January 2019, by and between

GRANTOR:

**CSFB 2007-C2 4321 MEDICAL
PARK DRIVE LLC**, a Delaware
limited liability company

Address:
c/o Torchlight Loan Services, LLC
280 Park Avenue, 11th Floor
New York, NY 10017

GRANTEE:

5401 HOLDING COMPANY LLC, a North
Carolina limited liability company

Address:
6880 Perry Creek Road
Raleigh, North Carolina 27616

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by 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 those tracts or parcels 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 herein described was acquired by Grantor by Substitute Trustee's Deeds recorded March 24, 2016 in **Book 7895**, at **Page 571**, Durham County Register of Deeds.

All of the Property herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD said tracts or parcels of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tracts or parcels of land 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 under any matters of record, including, without limitation, those set forth on **Exhibit "B"**, attached hereto and incorporated herein by reference.

[Remainder of page intentionally left blank]

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


GRANTOR:

**CSFB 2007-C2 4321 MEDICAL PARK DRIVE
LLC, a Delaware limited liability company**

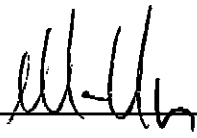
By: U.S. Bank National Association, as trustee,
successor-in-interest to Bank of America,
N.A., as trustee, successor to Wells Fargo
Bank, N.A., as trustee, for the registered
Holders of Credit Suisse First Boston
Mortgage Securities Corp., Commercial
Mortgage Pass-Through Certificates, Series
2007-C2, its sole Member

By: Torchlight Loan Services, LLC, a
Delaware limited liability company,
solely in its capacity as Special Servicer
for sole Member and not personally

William A. Clarkson
Authorized Signatory

By: 
Name: _____
Title: Authorized Signatory

Marc Young
Authorized Signatory

By: 
Name: _____
Title: Authorized Signatory

[ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF NEW YORK)
)SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 17 day of January, 2019, by William Clarkson and Marc Young, each an Authorized Signatory of Torchlight Loan Services, LLC, as Special Services for U.S. Bank National Association, as trustee successor-in-interest to Bank of America, N.A., as trustee, successor to Wells Fargo Bank, N.A., as trustee, for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2007-C2, the sole Member of CSFB 2007-C2 4321 Medical Park Drive LLC, for and on behalf of said entity.

My Commission Expires: 3/17/2022

(SEAL)

LAURA BENMOUSSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BE6299014
Qualified in Kings County
COMMISSION EXPIRES 3-17-2022



NOTARY PUBLIC

EXHIBIT "A"
TO DEED

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in Durham County, North Carolina, and being more particularly described as follows:

BEING all of Lot F (8.06 acres) per plat of survey thereof entitled "Final Plat of Subdivision and Recombination for Gary M. Hock & The GMH Independence Limited Partnership" by Jim Morrow, Professional Land Surveyor, dated January 15, 2002, and recorded March 1, 2002 in Plat Book 154, Page 379, Durham County Register of Deeds, to which reference is hereby made for a more particular description of same.

TOGETHER WITH those perpetual non-exclusive rights set forth in that certain North Carolina Deed of Drainage and Sewer Easements and Release of Easements by and among Health Care REIT, Inc., a Delaware corporation; Gary M. Hock; Chancellor of Durham, Inc., a Delaware corporation; the GMC Independence Limited Partnership, a North Carolina limited partnership; CIM Realty Associates, L.L.C., a North Carolina limited liability company; and Village of Colonial Square Homeowners Association, Inc., a North Carolina corporation; dated July 6, 1998, and recorded September 15, 1998 in Book 2525, Page 620, Durham County Registry, as said rights and easement agreement are appurtenant to the above-described lot F.

EXHIBIT "B"
TO DEED

Title Exceptions

1. All outstanding taxes and assessments, and any additional taxes which result from a reassessment of the property;
2. Rights of tenants in possession under unrecorded leases, if any, as tenants only, with no option to purchase or right of first refusal;
3. Subject to notes, easements and setback lines, if any, as shown on the Filed Book 100 Page 164, Book 122 Page 194, Book 123 Page 33, Book 134 Page 100, Book 134 Page 196, Book 135 Page 67 and Book 157 Page 379, in the Durham County, NC real estate records.
4. Terms, conditions and provisions as set forth in Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, Page 958, in the Durham County, NC real estate records.
5. Terms, conditions, covenants and restrictions as set forth in Declaration of Restrictive Covenant recorded in Book 1639, Page 706, in the Durham County, NC real estate records.
6. Easements granted to Duke Power Company recorded in Book 2173, Page 810, in the Durham County, NC real estate records.
7. Terms, conditions, covenants and restrictions as set forth 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, in the Durham County, NC real estate records.
8. Terms, conditions, covenants, provisions and easements as set forth in North Carolina Deed of Drainage and Sewer Easements and Release of Easements recorded in Book 2525, Page 620, in the Durham County, NC real estate records.
9. Easements granted to Duke Power Company recorded in Book 2385, Page 68, in the Durham County, NC real estate records.
10. Terms, conditions, covenants and restrictions as set forth in Declaration of Restrictive Covenant and Right of First Refusal recorded in Book 2390, Page 325, in the Durham County, NC real estate records.
11. Easements granted to Duke Power Company recorded in Book 2540, Page 185, in the Durham County, NC real estate records.
12. Easements granted to Duke Power Company recorded in Book 2703, Page 117, in the Durham County, NC real estate records.
13. Terms, provisions, conditions and easements as set forth in Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 3461, Page 104, superseding that Agreement recorded in Book 3046, Page 805, supplemented by Supplemental Stormwater Facility Agreement and Covenants recorded in Book 6670, Page 996, in the Durham County, NC real estate records.

14. Annexation Ordinance recorded in Book 1664, Page 212, in the Durham County, NC real estate records.
15. Terms, conditions, covenants and provisions as set forth in a Lease between Gary M. Hock, Landlord, and Duke University, Tenant, as evidenced by a certain Memorandum of Lease recorded in Book 4324, Page 248, in the Durham County, NC real estate records.

With Regard Thereto:

- i. Subordination, Nondisturbance and Attornment Agreement recorded 4/6/2004 in Book 4339, Page 864, in the Durham County, NC real estate records.
 - ii. Subordination, Nondisturbance and Attornment Agreement recorded 4/6/2004 in Book 4339, Page 882, in the Durham County, NC real estate records.
16. Terms, conditions, covenants and provisions as set forth in a Lease between Gary M. Hock, Landlord, and Duke University Health System, Inc., Tenant, as evidenced by a certain Memorandum of Lease recorded in Book 4324, Page 253, in the Durham County, NC real estate records.

With Regard Thereto:

- i. Subordination, Nondisturbance and Attornment Agreement recorded 4/6/2004 in Book 4339, Page 855, in the Durham County, NC real estate records.
 - ii. Subordination, Nondisturbance and Attornment Agreement recorded 4/6/2004 in Book 4339, Page 873, in the Durham County, NC real estate records.
17. Terms, conditions, covenants and provisions as set forth in an unrecorded Lease between Gary M. Hock, Landlord, and G.M. Hock Construction, Inc., Tenant, as evidenced by a certain Subordination, Nondisturbance and Attornment Agreement recorded in Book 3955, Page 891, in the Durham County, NC real estate records.

With Regard Thereto:

- i. Subordination, Nondisturbance and Attornment Agreement recorded in Book 3955, Page 891, in the Durham County, NC real estate records.
 - ii. Subordination, Nondisturbance and Attornment Agreement recorded in Book 4339, Page 846, in the Durham County, NC real estate records.
18. No opinion of title is made as to the drainage and sewer easements as set out on the vesting deed recorded in Book 7895, Page 571, except during the term of the conveyance at Book 2525, Page 620, recorded 9/15/1998 to 10/17/2019, in the Durham County, NC real estate records.
 19. All matters which would be shown by a current accurate survey and inspection of the property.