

Register of Deeds
Sharon A. Davis
Durham County, NC

06/29/2022 11:52:40AM

BT: OPR B: 9729 P: 866 Pages: 5

DEED - DEED

Fee: \$23,026.00 Excise Tax: \$23000.00

INSTRUMENT #2022026725

Tonya Redfearn

SPECIAL WARRANTY DEED

This instrument prepared by: MATTHEW S. BLACK, ESQ., a N.C. licensed Attorney
After recording, return to: ~~Grantor~~ Grantee

Excise Tax: \$23,000.00

Mail after recording to:

Tax Account (PIN) No.: 0833-01-16-4725

Harbor City Title Insurance Agency of NC, Inc.
6201 Fairview Road, Suite 325
Charlotte, NC 28210 File # 2204 2151

Brief Description for Index:

4321 Medical Park Drive

DURHAM COUNTY

NORTH CAROLINA

THIS SPECIAL WARRANTY DEED is made this 14th day of June, 2022,
by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
5401 Holding Company, LLC, a North Carolina Limited Liability Company 727 S Lumina Avenue Wrightsville Beach, North Carolina 28480	Greenleaf Investment Partners L095, LLC, a Delaware limited liability company (a 68.596% undivided interest) Z2 Real Estate, LLC, a Georgia limited liability company (a 6.078% undivided interest) SKL Duke Medical Park LLC, a Georgia limited liability company (a 25.326% undivided interest) 3081 Holcomb Bridge Road, Suite A2 Norcross, Georgia 30071

Submitted electronically by "Harbor City Title Insurance Agency of NC, Inc."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

THE PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR (N.C.G.S. Section 105-317.2).

As used in this Deed, the terms "Grantor" and "Grantee" include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neuter as indicated by context.

WITNESSETH, that the Grantor, for a good and valuable consideration, the receipt and sufficiency of which are acknowledged, has granted, bargained, sold, transferred and conveyed and by these presents does grant, bargain, sell, transfer, and convey unto the Grantee in fee simple, all those certain lots, tracts or parcels of land and all improvements and appurtenances thereon and thereto (the "Property") situated in Durham County, North Carolina, and more particularly described on attached Exhibit A, which is incorporated by reference for a more particular description.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the 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, except as specifically identified in the attached Exhibit B, which is incorporated by reference.

The rest of this page is left blank.
Signature and Notary acknowledgement are on the following page.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its Manager as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

5401 Holding Company, LLC,
a North Carolina Limited Liability Company

[SEAL]

By: 
Name: David J. O'Connell
Title: Managing Member

COUNTY OF Wake;

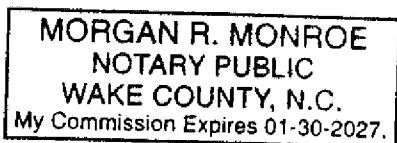
STATE OF NORTH CAROLINA:
(Place of Acknowledgement)

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that DAVID J. O'CONNELL personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him as Managing Member of **5401 Holding Company, LLC**, a North Carolina limited liability company, for the purposes stated therein.

Witness my hand and official stamp or seal this 3rd day of June, 2022.

[SEAL - STAMP]

Morgan R. Monroe
Notary Public



Morgan R. Monroe
Printed Name of Notary Public
My commission expires 01-30-2027

[Note: Notary Public must sign exactly as on notary seal]
(NOTARY SEAL MUST BE FULLY LEGIBLE)

Exhibit A

PROPERTY DESCRIPTION

ALL that certain lot, tract or parcel of land, together with all improvements thereon and appurtenances thereto, situate in the City of Durham, Durham County, North Carolina, and 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

EXCEPTIONS TO TITLE

Title to the Property is specifically subject, without limitation, to the following exceptions:

- (a) Ad valorem property taxes for the current year and all subsequent years;
- (b) All matters which would be shown by a current, accurate survey of the Property;
- (c) All easements, covenants, conditions, restrictions and other matters of public record, other than any mortgages, judgments, security interests, or monetary liens which were created or incurred by acts of Grantor or by Grantor's failure to pay its debts;
- (d) Zoning and other governmental restrictions; and
- (e) Rights of the following tenants under unrecorded leases:
 - 1. Hubrich Contracting, Inc., a North Carolina corporation
 - 2. Regional Dermatology of Durham, PLLC, a North Carolina professional limited liability company
 - 3. Duke University Health System, Inc., a North Carolina not-for-profit corporation
 - 4. Almac Clinical Services LLC, a Delaware limited liability company