

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 May 11 03:21 PM NC Rev Stamp: \$ 7300.00
Book: 8422 Page: 677 Fee: \$ 26.00
Instrument Number: 2018015910
DEED

Excise Tax \$ 7,300.00

Recording Time, Book and Page

Tax Lot No. _____ Verified by _____
County on the _____ day of _____, 201__ by _____

Mail after recording to: **Grantee**

This instrument was prepared by: Greenberg Traurig LLP
1840 Century Park East, Suite 1900
Los Angeles, CA 90067
Attention: Gregory Fishman, Esq.

Brief Description for the index **4323 Ben Franklin Boulevard, Durham, North Carolina**

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this the 3rd day of May, 2018, by and between

GRANTOR	GRANTEE
Durham 4323 Medical Properties, LLC	CMK2 Durham 4323, LLC
<u>Tax Mailing Address</u> c/o MB Real Estate 181 W Madison, Suite 4700 Chicago, IL 60602	<u>Tax Mailing Address</u> c/o MB Real Estate 181 W Madison, Suite 4700 Chicago, IL 60602

LA 1: submitted electronically by "First American Title NY - National Account"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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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 a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 8154 at Page 809-811** in the Durham County Public Registry.

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 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 for the exceptions hereinafter stated:

All enforceable easements, conditions and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed the day and year first above written.

Durham 4323 Medical Properties, LLC,
a Delaware limited liability company

By: [Signature]
Name: Gregg Graines
Title: Authorized Signatory

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 1st day of May, 2018, before me, a Notary Public in and for the State and County aforesaid, personally appeared Gregg Graines, as Authorized Signatory of Durham 4323 Medical Properties, LLC, a Delaware limited liability company, known to me (or satisfactorily proven) and acknowledged that he or she, as such Authorized Signatory, being authorized to do so on behalf of such company, executed the foregoing instrument as the voluntary act and deed of said company for the purposes therein contained by signing the name of the limited liability company by himself or herself as such Authorized Signatory.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
(Signature of Notary)

Michelle Robertson

(type or print name) Notary Public

My commission expires: 11/3/19

(official seal)



EXHIBIT A

LEGAL DESCRIPTION

TRACT ONE:

BEING ALL OF LOT E, AS SHOWN BY THE PLAT OF SURVEY ENTITLED "FINAL PLAT OF SUBDIVISION FOR GARY M. HOCK", RECORDED IN PLAT BOOK 135, PAGE 67, DURHAM COUNTY REGISTRY.

TRACT TWO:

TOGETHER WITH EASEMENT RIGHTS GRANTED IN THE DEED OF DRAINAGE AND SEWER EASEMENTS AND RELEASE OF EASEMENTS DATED JULY 6, 1998 AND RECORDED IN BOOK 2525, PAGE 620, DURHAM COUNTY REGISTRY.