

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Jan 31 02:27 PM NC Rev Stamp: \$ 4320.00
Book: 8117 Page: 40 Fee: \$ 26.00
Instrument Number: 2017003323
DEED

Excise Tax \$4,320.00

Prepared by Kennon Craver, PLLC (without benefit of title examination)
Return to Grantee

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made this 31st day of January, 2017, by and between:

GRANTOR: 433 W. MAIN STREET ASSOCIATES, LLC, a Maryland limited liability company
5309 Moorland Lane
Bethesda, MD 20814

and

GRANTEE: MJ 433 LLC, a New York limited liability company,
427 N. Tatnall St., #25151
Wilmington, DE 19801-2230

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context).

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (the "Property"): **See Exhibit A attached hereto and incorporated by reference.**

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

AND THE GRANTOR covenants with the Grantee, that Grantor has nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons

Submitted electronically by Ellis and Winters in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

claiming by, under or through Grantor except for the following exceptions: (i) the lien for *ad valorem* taxes for 2017 and subsequent years; (ii) installments of assessments due and payable after Grantee's purchase of the Property; (iii) matters of record as of the January 10, 2017; (iv) such matters as would be disclosed by a current and accurate survey and inspection of the Property; and (v) the rights of parties in possession under existing Leases, as tenants only, excluding any options or preemptive rights or any kind with respect to the purchase of any portion of the Property.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

(signature and acknowledgement page follows)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

433 W. MAIN STREET ASSOCIATES, LLC,
a Maryland limited liability company

By: *Robert D. Rosenbaum*
Robert D. Rosenbaum, Authorized Member

DISTRICT OF COLUMBIA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Robert D. Rosenbaum

Date: 11/30/17

Guenet Fessech
Notary Public

Print Name: Guenet Fessech

My commission expires: 11/30/2020



EXHIBIT A
Legal Description

BEGINNING at an iron stake in the South right-of-way line of West Main Street at the Northwest corner of the property of, now or formerly, Henry A. Jones at a point having North Carolina Grid Coordinates of North 817,883.22 and East 2,028,025.75, and running thence along and with the Western Property line of, now or formerly, Henry A. Jones South 34° 33' 23" West 140.70 feet to an iron stake in the East right-of-way West loop; and running thence along the East right-of-way of the West loop, along Curve No. C-1 to the right, the radius of which is 269.33 feet, and an arc distance of 169.36 feet to the monument in the south right-of-way line of West Main Street; thence along and with the South right-of-way line of West Main Street, South 55° 04' 54" East 88.33 feet to the place and point of the BEGINNING, and being all of Lot 1, Block V, Project 26, of the Redevelopment Commission of the City of Durham, as surveyed by George C. Love, Jr., RLS, Job No. 3590-1-V, dated 7-21-71, revised 5- 15-72, which is recorded in the office of the Durham County Register of Deeds in Plat book 75, at page 4, to which reference is hereby made for a more particular description of same.