

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Dec 21 01:12 PM
Book: 9567 Page: 582
NC Rev Stamp: \$ 36500.00 Fee: \$ 26.00
Instrument Number: 2021064900
DEED

Excise Tax: \$36,500.00

PIN's: 0748-03-41-4700, 0748-03-41-4496, 0748-03-41-5282, and 0748-03-40-6969

Prepared by: Wyrick Robbins Yates & Ponton LLP (SJP), 4101 Lake Boone Trail #300, Raleigh, NC 27607 [WITHOUT TITLE EXAMINATION]

Return to: Grantee

Brief Description for the Index

6.431 acres; South Miami Blvd., Durham County, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this **21** day of December, 2021, by and between

GRANTOR	GRANTEE
<p>MIAMI NORTH OFFICE ASSOCIATES, LLC, a North Carolina limited liability company</p> <p>c/o TME Investments, LLC 8521 Six Forks Road, Suite 106 Raleigh, NC 27615</p>	<p>A&M MIAMI NORTH OWNER, LLC, a Delaware limited liability company</p> <p>Attn: Zach Kutsher 600 Madison Avenue, 8th Floor New York, NY 10022</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.

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 of that certain lot or parcel of land (the "Property") situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by that certain Special Warranty Deed ("Grantor's Vesting Deed") recorded in Book 7117, Page 573 in the Durham County, North Carolina, Public Registry (the "Registry").

Submitted electronically by "First American Title Insurance Company - NCS Chicago" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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

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

And Grantor covenants with Grantee, that except for the exceptions hereinafter stated, (i) Grantor has done nothing to impair such title as Grantor received, and (ii) Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

Title to the Property hereinabove described is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has hereunto set its hand as of the date set forth below, to be effective as of the day and year first above written.

GRANTOR:

MIAMI NORTH OFFICE ASSOCIATES, LLC, a North Carolina limited liability company

By: TME Investments, LLC, its Manager

By: [Signature]
Mark T. Andrews, Manager

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mark T. Andrews, as Manager of TME Investments, LLC, the Manager of Miami North Office Associates, LLC.

This the 16th day of December, 2021.

My Commission Expires:
11-15-2024

[Signature]
Notary Public
Print Name: Linda Blackwell

[Affix Notary Stamp or Seal]

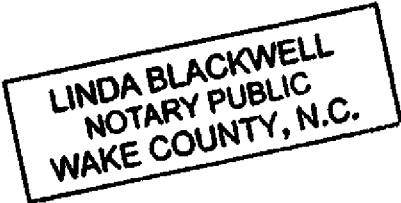


EXHIBIT A

BEING ALL OF THOSE TRACTS OF LAND SITUATED IN DURHAM COUNTY, NORTH CAROLINA, AND SHOWN AS TRACTS 1, 2, 3, AND 4 ON A SURVEY DATED FEBRUARY 26, 2013, LAST REVISED APRIL 8, 2014, TITLED "MIAMI NORTH OFFICE ASSOCIATES, LLC 4426/4506/4512/4518 SOUTH MIAMI BLVD. - DURHAM, N.C." PREPARED BY BARRY L. SCOTT, PLS, OF B. L. SCOTT LAND SURVEYING, RECORDED IN PLAT BOOK 193, PAGE 113, DURHAM COUNTY REGISTRY.

TRACTS 1, 2, 3 AND 4 DESCRIBED ABOVE ALSO BEING FORMERLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1, CONTAINING 6.431 ACRES AS SHOWN ON PLAT ENTITLED "FINAL PLAT FOR HAMILTON MERRITT, INC.," DATED FEBRUARY 24, 1997, PREPARED BY A R BARNES, RLS AND RECORDED IN PLAT BOOK 137, PAGE 136, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TOGETHER WITH A PRIVATE, PERPETUAL RETAINING WALL EASEMENT FOR THE BENEFIT OF TRACT 4 DESCRIBED ABOVE, CONTAINING 2,869 SQUARE FEET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE, THE NORTHWESTERN CORNER OF LOT 2, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 137, PAGE 136, DURHAM COUNTY REGISTRY; THENCE NORTH 69°34'20" EAST 25.13 FEET TO A POINT IN THE EASTERN RIGHT OF WAY LINE OF A 25 FOOT SANITARY SEWER EASEMENT (PLAT BOOK 118, PAGE 164) THE POINT AND PLACE OF BEGINNING; THENCE NORTH 69°34'20" EAST 94.00 FEET TO A POINT; THENCE SOUTH 20°25'40" EAST 30.00 FEET TO A POINT; THENCE SOUTH 69°34'20" WEST 97.24 FEET TO A POINT IN THE EASTERN RIGHT OF WAY LINE OF A 25' SANITARY SEWER LINE EASEMENT (PLAT BOOK 118, PAGE 164); THENCE ALONG SAID RIGHT OF WAY LINE NORTH 14°14'59" WEST 30.18 FEET TO THE POINT AND PLACE OF BEGINNING ACCORDING TO SURVEY ENTITLED "FINAL PLAT FOR HAMILTON MERRITT, INC.," DATED FEBRUARY 24, 1997, AS LAST REVISED DECEMBER 1997, AND PREPARED BY A.R. BARNES, RLS.

EXHIBIT B

Title Exceptions

1. Taxes for the year 2022 due and payable, a lien not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Miami North Office Park recorded in Book 7480, Page 681, Durham County Registry.
3. Easements, setback lines and any other matters shown on plat recorded in Plat Book 118, Page 164; Plat Book 137, Page 136 and Plat Book 193, Page 113, Durham County Registry.
4. Easement(s) in favor of Duke Power Company as recorded in Book 305, Page 418, Durham County Registry.
5. Easement(s) in favor of Duke Power Company as recorded in Book 1219, Page 403, Durham County Registry.
6. Easement(s) in favor of Duke Power Company as recorded in Book 2483, Page 480, Durham County Registry.
7. Easement(s) in favor of Duke Power Company as recorded in Book 2728, Page 249, Durham County Registry.
8. Easement recorded in Book 1496, Page 220, Durham County Registry.
9. Easement to Department of Transportation recorded in Book 1191, Page 691, Durham County Registry.
10. Easement contained in Deed from Miami North, LLC to Studio Plus Properties, Inc. recorded in Book 2429, Page 377, Durham County Registry.
11. Rights of tenants (and other parties, if any, claiming possession or rights of lien by or through tenants) pursuant to leases with the following parties:
 - a) Get Spiffy, Inc., pursuant to that certain lease dated March 15, 2019, as amended from time to time.
 - b) Juul Labs, Inc., pursuant to that certain lease dated May 11, 2021.
 - c) KB Home Raleigh-Durham, Inc., pursuant to that certain lease dated November 4, 2011, as amended and assigned from time to time.
 - d) North Carolina Wesleyan College, Incorporated, pursuant to that certain Lease dated November 26, 2013.
 - e) vXchnge-Facilities, LLC (as successor in interest to Inflow, Inc.), pursuant to that certain lease dated June 29, 1999, as amended from time to time.
12. 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 Jimmy F. Cain of Cain Surveying, P.C. on behalf of MKAssociates, Inc. on November 24, 2021, last revised Dec 20 2021, designated Job No. 1022-21- 8148:
 - a) "area under construction" depicted on a portion of Tracts 3 and 4.
13. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways.