

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jun 06 02:33 PM NC Rev Stamp: \$ 152500.00  
 Book: 8439 Page: 396 Fee: \$ 26.00  
 Instrument Number: 2018019223  
 DEED

**SPECIAL WARRANTY DEED**

Excise Tax: \$152,500.00

Tax Lot No./Parcel Identifier No.: 218419

**Mail after recording to:** Blaivas & Associates, P.C., 1430 Broadway, Suite 1603, New York, NY 10018, Attention: David Blaivas

**This instrument was prepared by:** Mayer Brown LLP, 71 S. Wacker Drive, Chicago, IL 60606, Attention: I. Wilburn \*\*\*No title examination conducted by preparer.\*\*\*

**Brief Description For The Index:** Approximately 3.797 acres located near the intersection of Dillard, East Pettigrew Street and Jackie Robinson Drive. All or a portion of the property has been classified as a brownfields property under the Brownfields Property Reuse Act.

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS DEED** made as of June 1, 2018, by and between:

GRANTOR:	GRANTEE:
CRP/WF GATEWAY OWNER, L.L.C., a Delaware limited liability company  <b>Address:</b> 11425 Horseman's Trail Raleigh, North Carolina 27613	LANTOWER BULLHOUSE DURHAM LP, a Delaware limited partnership  <b>Address:</b> 1409 S. Lamar Street, Suite 1005 Dallas, Texas 75215

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.

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

**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 that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

*See Exhibit A attached hereto and incorporated herein by reference.*

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7740, Page 110, Office of 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 aforesaid lot or parcel of land and all improvements thereon and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 listed on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the date first above written.

**GRANTOR:**

CRP/WF GATEWAY OWNER, L.L.C.,  
a Delaware limited liability company

By: CRP/WF Gateway Venture, L.L.C.,  
a Delaware limited liability company,  
its sole member

By: CRP Gateway Member, L.L.C.,  
a Delaware limited liability company,  
its Manager

By: [Signature]  
Name: DAVID B. DANIEL  
Title: VICE PRESIDENT

STATE OF Washington  
District of Columbia  
COUNTY OF \_\_\_\_\_

I, Stacy M Rosenthal, a Notary Public of District of Columbia, State of \_\_\_\_\_  
do hereby certify that David B. Daniel (the "Signatory"), Vice President of  
CRP Gateway Member, L.L.C., a limited liability company, personally appeared before me this day  
and by authority duly given, acknowledged the due execution of the foregoing instrument on behalf of  
CRP/WF Gateway Owner, L.L.C.

I certify that the Signatory personally appeared before me this day, and  
(check one of the following)  
 (I have personal knowledge of the identity of the Signatory); or  
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal  
identification with the Signatory's photograph in the form of:  
(check one of the following)  
 a driver's license or  
 in the form of \_\_\_\_\_); or  
 (a credible witness has sworn to the identity of the Signatory).

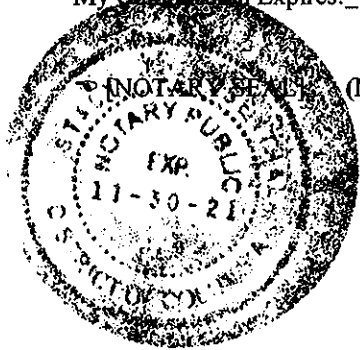
The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose  
stated and in the capacity indicated.

Witness my hand and official stamp or seal this 29 day of May, 2020

[Signature]  
Notary Public **STACY M. ROSENTHAL**  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
Print Name: \_\_\_\_\_ My Commission Expires November 30, 2021

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: \_\_\_\_\_



(MUST BE FULLY LEGIBLE)

**EXHIBIT A**

**Legal Description**

BEING ALL OF THAT PARCEL LABELED AS "TRACT 2," CONTAINING 3.797 ACRES, MORE OR LESS, AS SHOWN ON THE SURVEY TITLED "FINAL PLAT (R/W DEDICATION) - 504 E. PETTIGREW STREET," BY EVANS, MECHWART, HOMBLETON & TILTON, INC. AND RECORDED IN PLAT BOOK 195, PAGE 165, DURHAM COUNTY REGISTRY.

**EXHIBIT B****Permitted Exceptions**

1. Taxes for the year 2018, which are a lien, but not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Amended Declaratory Statement of Restrictive Covenants to Run with Land in Project Three of the Hayti-Elizabeth Street General Renewal Area (N.C. R-54), recorded in Book 1179, Page 870, Durham County Registry.
3. Terms, provisions, covenants, conditions, easements and restrictions as provided in Deed, recorded in Book 2129, Page 758, Durham County Registry.
4. Easements and any other facts as shown on plat recorded in Plat Book 194, Page 383 and Plat Book 197, Page 260, all of the Durham County Registry.
5. Notice of Brownfields Property recorded in Book 7734, Page 808, Durham County Registry.
6. Easement to Duke Energy Carolinas, LLC recorded in Book 7730, Page 369, Durham County Registry.
7. Terms, provisions, covenants, conditions, easements and restrictions as provided in Master Declaration of Covenants, Conditions and Restrictions for Durham Gateway Centre, recorded in Book 7740, Page 79, Durham County Registry.
8. Easement and Memorandum of Agreement by and between CRP WF Gateway Owner, LLC and Time Warner Cable Enterprises LLC, recorded in Book 7852, Page 229, Durham County Registry.
9. Land Bank Donor Parcel Agreement recorded in Book 6578, Page 770; as affected by Memorandum of Land Bank Credit Transfer recorded in Book 7754, Page 401, both of the Durham County Registry.
10. Stormwater Facility Agreement and Covenant Version 082203 by and between Hendrick Automotive Group, Partnership and City of Durham, recorded in Book 4624, Page 293 and as assigned to Durham Partnership Group, LLC by Assignment and Assumption of Stormwater Facility Agreement and Covenant Version 082203 recorded in Book 7740, Page 57, Durham County Registry.
11. Stormwater Facility Agreement and Covenants (Commercial Version) by and between CRP/WF Gateway Owner, L.L.C., a Delaware limited liability company and City of Durham, North Carolina municipal corporation, recorded in Book 7852, Page 447 and as amended by Addendum to Stormwater Facility Agreement and Covenants (Commercial Version) recorded in Book 7875, Page 483 and Book 8108, Page 153, both of the Durham County Registry.

12. License and Easement Agreement by and among Hendrick Automotive Group, a New York general partnership, Durham Partnership Group LLC, a North Carolina limited liability company and CRP/WF Gateway Owner, L.L.C., a Delaware limited liability company, recorded in Book 8105, Page 491, Durham County Registry.
13. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company recorded in Book 8138, Page 159, Durham County Registry.
14. Parties in possession under residential leases.

When Recorded Return To: *R. Orr*  
First American Title Insurance Company  
National Commercial Services  
1850 K Street NW Suite 1050  
Washington, DC 20006  
File No: NCS 900127