

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2015 Dec 15 10:29 AM NC Rev Stamp: \$ 5160.00
 Book: 7840 Page: 384 Fee: \$ 26.00
 Instrument Number: 2015041319
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 5160.⁰⁰

Parcel Identifier No. 153781 Verified by Durham County on the _____ day of _____, 2015
 By: _____

First American Title Insurance

 Mail after recording to: Company-NCS _____
 Attn: Ronald B. Emanu 666 Third Avenue, 5th Floor _____
 New York, NY 10017 _____
 s, New York, NY 10104-3300

This instrument was prepared by: Attention: _____ Plaza, Suite 4000, 101 South Tryon
 Street, Charlotte, NC 28280-4000, Attn: Robert Sullivan

Brief description for the Index: 5008 NC Hwy. 55, Durham, NC

The property referenced herein *does not* include the primary residence of the grantor shown below.

THIS DEED made this 8 day of Dec, 2015, by and between

GRANTOR	GRANTEE
<p>ESA P PORTFOLIO L.L.C., a Delaware limited liability company P.O. Box 49550 Charlotte, NC 28277</p>	<p>DW CL VI LLC, a Delaware limited liability company 5847 San Felipe, Suite 4650 Houston, TX 77057</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 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 made a part hereof.

LEGAL02/35969286v1

Site No. 1514, Durham, NC
 Deed

submitted electronically by "wyatt Early Harris wheeler LLP"
 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 hereinabove described was acquired by Grantor by instrument recorded in Book 5069, Page 174.

A map showing the above described property is recorded in Plat Book 139, Page 203.

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 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.

Title to the property hereinabove described is conveyed subject to the following exceptions:

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

ESA P PORTFOLIO L.L.C.,
a Delaware limited liability company

By: [Signature]
Name: John R. Dent
Title: Vice President and Secretary

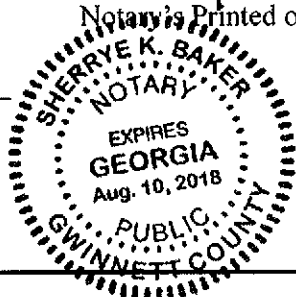
STATE OF Georgia
COUNTY OF Fulton

I, the undersigned Notary Public of the County of Gwinnett and State aforesaid, certify that John R. Dent personally came before me this day and acknowledged that he is the Vice President and Secretary of ESA P Portfolio L.L.C., a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 1st day of December, 2015.

Sherrye K. Baker
Sherrye K. Baker, Notary Public
Notary's Printed or Typed Name

My Commission Expires: 8/10/2018



(Affix Seal)

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR Durham County

By _____ Deputy/Assistant – Register of Deeds

EXHIBIT A

Legal Description
 (Site No. 1514, 5008 NC Hwy. 55, Durham, NC)

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Durham, County of Durham, State of North Carolina.

Tract One

From a NCGS monument "Alpha" elev. - 261.00 feet north = 781362.474 and east = 2030457.678 run South 80 degrees 4 minutes 14 seconds West 32.29 feet to an existing iron pipe on the west side of the right of way for North Carolina Highway 55, which is the point of beginning for this legal description. From the point of beginning run with the west right of way on North Carolina Highway 55 as it curves to the left along a curve having a radius of 11,534.15 degrees an arc length of 190.21 degrees to a new iron pipe,

Thence North 88 degrees 4 minutes 23 seconds West 1366.62 feet crossing over the center line of Northeast Creek to a point,

Thence North 1 degrees 57 minutes 14 seconds East 567.12 feet to a point near Northeast Creek,

Thence South 88 degrees 3 minutes 1 second East 326.68 feet to a point,

Thence with a West line of the property recently conveyed to Golden Corral South 1 degree 57 minutes 14 seconds west 376.99 feet to a point,

Thence with the South line of property recently conveyed to Golden Corral South 88 degrees 4 minutes 23 seconds East 1084.75 feet to the existing iron pin, where this description began. This describes a tract with 92,566 sq. feet or 2.125 acres designated on the map as Zone O1-2D as well as 276,968 sq. feet or 6.36 acres described on the map as Zone RD. This being a single tract of land as shown on a map entitled A Subdivision and Recombination Plat for ESA 1514, Inc. By James R. Freeland, RLS, with last revision date January 8, 1998, recorded in Plat Book 139, Page 203, Durham County Registry, to which reference is made.

For Informational Purposes Only: Being Tax Parcel No.: 0728-04-91-4311

Together with easements for access described in map entitled A Subdivision and Recombination Plat for ESA 1514, Inc. recorded in Plat Book 139, Page 203 and easements for access, ingress and egress set forth in Easement Agreement recorded in Book 2413, Page 869 and Easement Agreement recorded in Book 2429, Page 891, all in the Office of the Regulator of Deeds for Durham, County, North Carolina.

Exhibit B

Permitted Exceptions

1. The rights of transient hotel guests, as guests only;
2. All real estate taxes and assessments not yet due and payable as of the date hereof;
3. Local, state, and federal (if applicable) zoning and building laws, statutes, ordinances, codes, orders, decrees, or other governmental rule, regulation or requirement, including common law;
4. Any covenants, conditions, easements or restrictions of record; and
5. The state of facts that would be disclosed by an accurate survey of the property.

Provided that in no event shall the foregoing "Permitted Exceptions" be deemed to include any mortgages or deeds of trust encumbering the property or any portion thereof and created by, through or under Seller, or other Liens evidencing monetary encumbrances (other than liens for non delinquent general real estate taxes or assessments) if such Liens have been created by written instrument signed by Seller or its affiliate or assumed by written instrument signed by Seller or its affiliate. The term "Liens" shall mean any mortgage, deed of trust, security deed, lien, judgment, pledge, conditional sales contract, security interest, past-due taxes, past-due assessments, contractor's lien, materialmen's lien, judgment or similar encumbrance against the property of a monetary nature.