



FOR REGISTRATION REGISTER OF DEEDS
 Willie L Covington
 DURHAM COUNTY, NC
 2012 SEP 07 02 02 24 PM
 BK 7064 PG 325-328 FEE \$26 00
 NC REV STAMP \$28,224 00
 INSTRUMENT # 2012031600

SPECIAL WARRANTY DEED

CONSIDERATION \$14,111,662 53
 EXCISE TAX \$28,224.00
 TAX MAP NUMBER 0747-03-03-3227

Prepared by:
 American Real Estate Partners
 2350 Corporate Park Drive
 Suite 110
 Herndon, VA 20171
 Attn: Scott Starling

AFTER RECORDATION, PLEASE RETURN TO
 Chicago Title Insurance Company
 421 Fayetteville Street, Suite 1116
 Raleigh, NC 27601
 Attn Ashley Schaeffer

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of this 5th day of September, 2012, by **KEYSTONE 200 LLC**, a Delaware limited liability company, having an address at 2350 Corporate Park Drive, Suite 110, Herndon, Virginia 20171 ("Grantor"), to **KEYSTONE 530 LL, LLC**, a Delaware limited liability company, having an address at c/o Investcorp International Realty, Inc , 280 Park Avenue, 36th Floor, New York, New York 10017 ("Grantee")

WITNESSETH

That for and in consideration of the sum of Fourteen Million One Hundred Eleven Thousand Six Hundred Sixty-Two and 53/100 US DOLLARS (\$14,111,662 53), receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey, transfer and confirm, with Special Warranty of title, unto Grantee, its successors and assigns, fee simple absolute title to all of those parcels of land situate, lying and being in the County of Durham, State of North Carolina, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5577, Page 623, in the Durham County Registry of Deeds

A map showing the above described property is recorded in Plat Book 188, Page 275

TOGETHER with all improvements thereupon and all and singular the tenements, hereditaments, rights-of-way, easements privileges, appurtenances, advantages and interests in leases to the same belonging or in any way appertaining, and

TOGETHER WITH all right, title and interest of Grantor in and to the land lying in the bed of any street, road or avenue, opened or proposed. in front of, abutting or adjoining the above-described real estate