

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Jul 25 10:08 AM NC Rev Stamp: \$ 14400.00
 Book: 8473 Page: 129 Fee: \$ 26.00
 Instrument Number: 2018025747
 DEED

Excise Tax \$ 14,400.00

Recording Time, Book and Page

Tax Lot No.: 157925 Parcel Identifier No.: 0747-04-64-0953

Verified by _____ County on the _____ day of _____, 20

by _____

Mail after recording to: _____

This instrument was prepared by: Ann Vera of Crown Realty & Development, Inc., 3000 Airway Avenue, Suite 200, Costa Mesa, CA 92626

Brief Description For The Index:

ALL OF NEW TRACT 1C, IMPERIAL CENTER, DURHAM,
 NORTH CAROLINA

905523

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 25 day of July, 2018, by and between:

GRANTOR	GRANTEE
RND13, LLC, a Delaware limited liability company Address: 3000 Airway Avenue Suite 200 Costa Mesa, CA 92626	WF Imperial Center, LLC, a Delaware limited liability company Address: 11425 Horseman's Trail Raleigh, NC 27613

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 that certain lot or parcel of land described in **Exhibit A** attached hereto ("**Property**").

The Property was acquired by Grantor by instrument recorded in Book 7128, at Pages 575-581, Durham County Public Registry.

The Property 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 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 set forth on **Exhibit B** attached hereto.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

RND13, LLC
a Delaware limited liability company

By: RESIDENTIAL RECOVERY FUND I, LLC
a Delaware limited liability company

Name:  _____

Its: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On July 20th, 2018 before me, Ann Marie Vera, a Notary Public personally appeared Robert A. Flaxman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature *Ann Marie Vera*

Signature of Notary Public

EXHIBIT A TO DEED

LEGAL DESCRIPTION

BEING ALL OF NEW TRACT 1C, IMPERIAL CENTER, AS SHOWN ON MAP RECORDED IN PLAT BOOK 170, PAGES 389 AND 392, DURHAM COUNTY REGISTRY.

EXHIBIT B TO DEED

EXCEPTIONS

1. Liens for taxes and assessments for the year 2018 and subsequent years;
2. Matters affecting title to the Property which would be shown on a current and accurate survey of the Property;
3. Easements, covenants, restrictions and conditions and all other matters of record;
4. All easements, restrictions, rights-of-way and other matters as may be apparent from an inspection of the Property; and
5. All statutes, codes, laws, ordinances, orders, rules and regulations of any governmental authority applicable to the Property, including, without limitation, those relating to zoning, subdivision, construction and land use.