

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County NC
 2016 JUN 23 04:34:56 PM
 BK:7960 PG:433-437
 DEED
 FEE:\$26.00
 EXCISE TAX:\$23,900.00
 INSTRUMENT # 2016020615
 SMMARSH



2016020615

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$ 23,900.00

Parcel Ref. No.: 140163

PIN #: 0800-03-12-3949

Mail after recording to: Grantee

This instrument prepared by: Michael W. Strickland & Associates, P.A.

Brief Description for Index: Lot 1B New Hope Commons

THIS NORTH CAROLINA SPECIAL WARRANTY DEED made this 23rd day of June, 2016, by and between

GRANTOR	GRANTEE
<p>GG DURHAM, LLC, a Delaware limited liability company 31 Strathmore Road Great Neck, NY 11023</p>	<p>AMG1 TRUST LLC, a Delaware limited liability company 312 Cloister Court Chapel Hill, NC 27514 as a 25% tenant in common</p> <p>and</p> <p>LPG TRUST LLC, a Delaware limited liability company 312 Cloister Court Chapel Hill, NC 27514 as a 25% tenant in common</p> <p>and</p> <p>RAMS HILL LLC, a Delaware limited liability company 312 Cloister Court Chapel Hill, NC 27514 as a 50% tenant in common</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 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 Township, Durham County, North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor in instrument recorded in Deed Book 7380, Page 524 of the Durham County Registry.

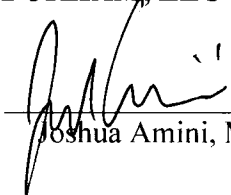
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

If Checked, the property includes the primary residence of Grantor (per N.C.G.S. §105-317.2)

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and 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 listed on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

GG DURHAM, LLC

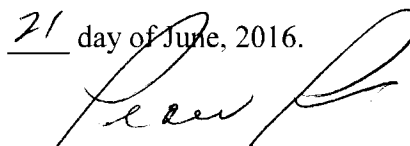
By:  (Seal)
Joshua Amini, Manager

STATE OF NEW YORK

COUNTY OF Suffolk

I, Peter Price, a Notary Public, certify that JOSHUA AMINI, personally appeared before me this day and acknowledged that he is the Manager of GG DURHAM, LLC, a Delaware limited liability company, and that 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 official seal, this the 21 day of June, 2016.


Notary Public
My commission expires: 8-31-18


PETER R. PRICE
Notary Public, State of New York
No. 4715649. Qualified in Suffolk
Term Expires August 31, 2018 

EXHIBIT A
Legal Description

Parcel 1:

Being all that certain parcel of land situated lying and being in the City of Durham, Durham County, North Carolina bounded on the East by Mt. Moriah Church Road and on the South, West & North by Community Centers One L.L.C. and being further described as:

Beginning at an iron rod set on the western right-of-way line of Mt Moriah Church Road, said Iron rod having N.C. Grid Coordinates of N-244.675.929 meters and E-610.088.627 meters and being located approximately 995' north of the centerline intersection of Mt. Moriah Church Road and U.S. 15.501 running:

Thence with Community Centers One L.L.C., S 78°7'40" W 65.19' to an iron rod set;

Thence S 60°00'49" W 299.96' to an iron rod set;

Thence N 29°59'11" W 323.68' to an iron rod set;

Thence N 23°32'09" E 67.35' to an iron rod set;

Thence N 60°00'49" E 112.17' to an iron rod set;

Thence N 29°59'11" W 280.47' to an iron rod set;

Thence N 60°00'49" E. 188.50' to an iron rod set;

Thence N 29°59'11" W 66.44' to an iron rod set;

Thence N 60°00'49" E 167.70' to an iron rod set on the Western right-of-wry line of Mt. Moriah Church Road;

Thence running with the Western right-of-way of Mt. Moriah Church Road along a curve to the right (basing a radius of 914.25' and a chord of S 24°13'13"E 276.20') a distance of 277.27' to a computed point:

Thence S 15°31'57" E 297.43' to a computed point;

Thence S 11°24'04" E 97.95' to a computed point;

Thence S 09°58'42" E 80.08' to the point or place of beginning: containing 6.000 acres and being a portion of that land conveyed to Homart Development Company by a deed recorded in the Durham County Registry Book 1995, Page 621. For further reference see recorded plat by Philip Post & Associates. Inc. in Plat Book 132, Page 149 of the Durham County Registry.

And geneses being also described as Lot I-B in survey titled "New Hope Commons Dick's Sporting

Good" dated 11-5-99, revised 5-31-2006, June 9, 2006 and last revised June 19, 2006 by Philip Post & Associates, as follows:

Being all that certain parcel of land situate lying and being in the City of Durham, Durham County, North Carolina bounded on the East by Mt. Moriah Church Road and on the South, West & North by Community Centers One L.L.C. and being further described as:

Beginning at an existing PK Nail on the western right-of-way line of Mt. Moriah Church Road, said iron rod having N.C. Grid Coordinates of N-244.675.929 meters and E-610.088.627 meters and being located approximately 995 feet north of the centerline intersection of Mt. Moriah Church Road and US. 15-501 running: Thence with Community Centers One L.L.C., S 78°07'40" W. 65.19 feet to an existing PK Nail; Thence S 60°00'49" W 299.96 feet to a chiseled "X" in concrete curb; Thence N 29°59'11" W 323.68 feet to a chiseled "X" in sidewalk; Thence N 23°32'09" E 67.35 feet to a chiseled "X" in sidewalk; Thence N 60°00'49" E 112.17 feet to a chiseled "X" in sidewalk; Thence N 29°59'11" W 280.47 feet to an existing PK Nail in pavement: Thence N 60°00'49" E 188.50 feet to a chiseled "X" in concrete: Thence N 24°59'11" W 66.44 feet to an existing iron rod; Thence N 60°00'49" E 167.70 feet to an existing iron rod on the Western right-of-way line of Mt. Moriah Church Road; Thence running with the Western right-of-way of Mt. Moriah Church Road along a curve to the right (having a radius of 914.25 feet and a chord of S 24°13'13" E 276.20 feet) a distance of 277.27 feet to a computed point Thence S 15°31'57" E 297.43 feet to a computed point; Thence S 11°24'04" E 97.95 feet to a computed point; Thence S 09°58'42" E 80.08 feet to the point or place of beginning; containing 6.00 acres and being a portion of that land conveyed to Homart Development Company by a deed recorded in the Durham County Registry Book 1995, Page 621. For further reference see recorded plat by Philip Post & Associates, Inc. in Plat Book 132, Page 149 of the Durham County Registry.

Parcel 2:

All of the rights, interest, easements and benefits pursuant to that certain Reciprocal Easement Agreement dated as of November 28, 1994 by and among Homart Development Co., American Retail Properties, Inc. and Uptons, Inc., recorded in Deed Book 2043, Page 634 of the Durham County Registry.

EXHIBIT B
Exceptions to Title

1. Taxes for the year 2016, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in instrument recorded in Book 1995, Page 621; Book 1995, Page 843, Durham County Registry.
3. Easements and any other facts as shown in Plat Book 133, Page 180, Durham County Registry; and as shown on an ALTA/ACSM Title Survey made by Philip Post & Associates, dated May 2, 2011, designated Project No. 779917.
4. Easement to Duke Power recorded in Book 199, Page 60; Book 170, Page 432; and Book 238, Page 67, Durham County Registry.
5. Reciprocal Easement Agreement recorded in Book 2043, Page 634; Quitclaim Assignment and Assumption of Reciprocal Easement Agreement recorded in Book 2797, Page 938; Quitclaim Assignment and Assumption of Reciprocal Easement Agreement recorded in Book 2146, Page 842; and Assigned by Deed recorded in Book 3355, Page 880, Durham County Registry.
6. Easement to Public Service Company of North Carolina recorded in Book 2093, Page 251, Durham County Registry.
7. Sanitary Sewer Easement recorded in Book 1510, Page 958, Durham County Registry. (Parcel 1 only)
8. Thirty (30) foot sanitary sewer easement, sewer lines and sewer manholes, 10' x 70' D.O.T. sight easement as shown in a Plat recorded in Plat Book 132, Page 149; and as shown on a Plat recorded in Plat Book 146, Page 71, Durham County Registry; and as shown on an ALTA/ACSM Title Survey made by Philip Post & Associates, dated May 2, 2011, designated Project No. 779917.
9. North Carolina Department of Transportation Right of Way recorded in Deed Book 204, Page 422 and Book 355, Page 391, Durham County Registry.
10. Deed of Trust for CIBX Commercial Mortgage, LLC recorded in Book 6753, Page 86; with Assignment of Leases and Rents recorded in Book 6753, Page 114; as assigned by Assignment of Deed of Trust, Assignment of Leases and Rents from Security Agreement recorded in Book 7097, Page 149; Assignment of Assignment of Leases and Rents recorded in Book 7097, Page 155, Durham County Registry; as affected by Memorandum of Assumption Agreement, dated October 11, 2013 and recorded in Book 7380, Page 530, Durham County Registry.
11. Subordination, Non-Disturbance and Attornment Agreement recorded in Book 6753, Page 126, Durham County Registry.