

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Nov 14 11:58 AM NC Rev Stamp: \$ 21000.00
Book: 8308 Page: 23 Fee: \$ 26.00
Instrument Number: 2017040008
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 21,000.00

Parcel Identifier No. 0821-11-76-4672 Verified by _____ County on the ____ day of _____, 2017

By: _____

Mail/Box to: First American Title Insurance, 201 S. College St., Ste 1440, Charlotte NC 28244

This instrument was prepared by: Ginsberg Jacobs LLC (reviewed for compliance with North Carolina law by Kennon Craver, PLLC)

Brief description for the Index: 600 Willard Street, Durham, North Carolina 27701

THIS DEED made this 13th day of November, 2017, by and between: 838104

GRANTOR

GRANTEE

RAAJ DURHAM OWNER LLC, a Delaware limited liability company, whose address is: 133 North Jefferson Street, Fourth Floor, Chicago, Illinois 60661 (herein referred to as "Grantor")

BROADSTONE WILLARD, LLC, a Delaware limited liability company, whose address is: 2525 E. Camelback Road, Suite 500, Phoenix, Arizona 85016 (herein referred to as "Grantee")

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

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 the City of Durham, County of Durham, North Carolina and more particularly described on Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7703 pages 997-999.

Submitted electronically by "Kennon Craver, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations set forth on Exhibit B attached hereto and made a part hereof.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, but no others.

This conveyance is made subject to those matters set forth on Exhibit B.


All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

[SIGNATURE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

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

GRANTOR:

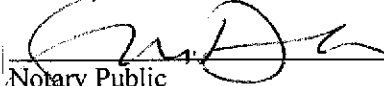
RAAJ DURHAM OWNER LLC,
a Delaware limited liability company

By: 
Name: Benjamin J. Weprin
Its: Authorized Signatory

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Stephanie Denson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin J. Weprin personally known to me to be the Authorized Signatory of RAAJ DURHAM OWNER LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he/she signed and delivered the said instrument, pursuant to authority, given by the members of said limited liability company as his/her free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of November, 2017.


Notary Public

(Official Notarial Seal)

My commission expires: January 24, 2021

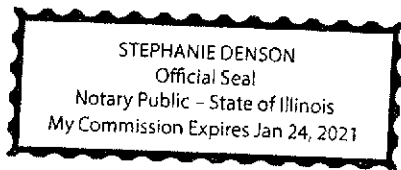


EXHIBIT A**LEGAL DESCRIPTION**

LYING AND BEING SITUATE IN DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PROPERTY LINE ON THE WEST SIDE OF WILLARD STREET (60-FOOT RIGHT-OF-WAY), SAID POINT BEING SOUTH 00 DEGREES 38 MINUTES 00 SECONDS WEST 19.99 FEET FROM THE INTERSECTION OF THE PROPERTY LINE ON THE WEST SIDE OF WILLARD STREET, IF EXTENDED, WITH THE PROPERTY LINE ON THE SOUTH SIDE OF YANCEY STREET (60-FOOT RIGHT-OF-WAY); IF EXTENDED, AND RUNNING THENCE FROM SAID BEGINNING POINT ALONG AND WITH THE PROPERTY LINE ON THE WEST SIDE OF SAID WILLARD STREET, SOUTH 00 DEGREES 38 MINUTES WEST 197.34 FEET TO A POINT MARKED "BEND"; THENCE CONTINUING ALONG AND WITH THE PROPERTY LINE ON THE WEST SIDE OF WILLARD STREET, SOUTH 00 DEGREES 45 MINUTES 20 SECONDS WEST 228.20 FEET TO A POINT; THENCE CONTINUING ALONG AND WITH THE PROPERTY LINE ON THE WEST SIDE OF WILLARD STREET, SOUTH 00 DEGREES 37 MINUTES 48 SECONDS WEST 100.03 FEET TO A POINT; THENCE WITH THE ARC OF A LEFT HAND CURVE HAVING A RADIUS OF 1,023.50 FEET, A DISTANCE OF 106.25 FEET TO A MONUMENT MARKED "CONTROL CORNER"; THENCE SOUTH 61 DEGREES 54 MINUTES 12 SECONDS WEST 102.46 FEET TO A MONUMENT; THENCE WITH THE ARC OF RIGHT HAND CURVE HAVING A RADIUS OF 1,382.39 FEET, A DISTANCE OF 132.69 FEET, TO A MONUMENT; THENCE WITH THE ARC OF RIGHT HAND CURVE, SAID CURVE HAVING A RADIUS OF 666.20 FEET, A DISTANCE OF 389.33 FEET TO A MONUMENT; THENCE NORTH 89 DEGREES 37 MINUTES WEST 20.99 FEET TO A TELEPHONE MANHOLE IN THE PROPERTY LINE ON THE EAST SIDE OF SOUTH DUKE STREET (HAVING A 80-FOOT RIGHT-OF-WAY AT THAT POINT); THENCE ALONG AND WITH THE PROPERTY LINE ON THE EAST SIDE OF SOUTH DUKE STREET, NORTH 00 DEGREES 23 MINUTES 00 SECONDS EAST 204.19 FEET TO A MONUMENT; THENCE WITH THE ARC OF RIGHT HAND CURVE, SAID CURVE HAVING A RADIUS OF 20 FEET, A DISTANCE OF 31.42 FEET TO A MONUMENT SET IN THE PROPERTY LINE ON THE SOUTH SIDE OF SAID YANCEY STREET; THENCE ALONG AND WITH THE PROPERTY LINE ON THE SOUTH SIDE OF SAID YANCEY STREET SOUTH 89 DEGREES 36 MINUTES EAST 134.75 FEET TO A POINT; THENCE CONTINUING ALONG AND WITH THE PROPERTY LINE OF THE SOUTH SIDE OF SAID YANCEY STREET, SOUTH 89 DEGREES 21 MINUTES EAST 116.83 FEET TO A POINT; THENCE WITH THE ARC OF RIGHT HAND CURVE HAVING A RADIUS OF 20 FEET; A DISTANCE OF 31.41 FEET TO A POINT IN THE PROPERTY LINE OF THE WEST SIDE OF WILLARD STREET, THE PLACE AND POINT OF BEGINNING, AS SHOWN ON THAT SURVEY PREPARED BY GEORGE C. LOVE, JR., R.L.S., DATED APRIL 21, 1975, LAST REVISED OCTOBER 15, 1984, AND BEING PARCEL A CONTAINING 46,349 SQUARE FEET (PARTS OF LOTS 5 AND 6 AND ALL OF LOTS 7 AND 8, IN BLOCK G), PARCEL B CONTAINING 17,819 SQUARE FEET (SAID PARCEL B FORMERLY BEING YANCEY STREET, NOW CLOSED), AND PARCEL C CONTAINING 99,352 SQUARE FEET (BEING LOTS 1, 2, 3, 4 AND 9, BLOCK I), ALL AS SHOWN ON DISPOSITION PLAT OF PROPERTY OF THE REDEVELOPMENT COMMISSION OF THE CITY OF DURHAM, PROJECT 1 OR NC R-16 BY GEORGE C. LOVE, JR., R.L.S., DATED OCTOBER, 1973, REVISED DECEMBER 10, 1973, SAID PLAT BEING RECORDED IN PLAT BOOK 79 AT PAGE 63 OF THE DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION, AND ALL AS SHOWN ON THE SURVEY ENTITLED "UNIVERSITY COMMONS OF DURHAM INCORPORATED" PREPARED BY CREDLE ENGINEERING COMPANY, INC. DATED FEBRUARY 22, 2005, TO WHICH SURVEY REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

EXHIBIT B

EXCEPTIONS AND RESERVATIONS

1. Taxes for the year 2017, and subsequent years, not yet due or payable.
2. Easements and any other facts as shown on plat recorded in Plat Book 79, Page 63; Plat Book 78, Page 78; and Plat Book 64, Page 20, Durham County Registry.
3. Easement to Duke Power Company recorded in Book 170, Page 2; and Book 413, Page 472, Durham County Registry.
4. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, interests or claims which would be revealed by a current and accurate survey and inspection of the Land.