

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Mar 15 03:44 PM NC Rev Stamp: \$ 109100.00
Book: 7890 Page: 281 Fee: \$ 26.00
Instrument Number: 2016007657
DEED

Excise Tax \$109,100.00 Recording Time, Book and Page _____

Tax Lot No. 0821-07-67-3565 Parcel Identifier No. 114578
Verified by _____ County on the ____ day of March, 2016
by _____

Prepared By: Schell Bray PLLC (TPH)
Return To: Schell Bray PLLC, 230 North Elm Street, Greensboro, NC 27401

Brief description for the Index: 605 West Chapel Hill Street, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 11th day of March, 2016, by and between

GRANTOR

Chapel Hill Durham NC LP,
a Delaware limited Partnership
999 Shady Grove Road, Suite 900
Memphis, TN 38120

GRANTEE

Bell Fund V 605 West, LP
a Delaware limited partnership
c/o Bell Partners, Inc.
300 North Greene Street, Suite 1000
Greensboro, NC 27401

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 of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A

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

The Property was acquired by Grantor by instruments recorded in Book 7092, Page 68, Book 7092, Page 74, Book 7092, Page 79 and Book 7092, Page 83, each with the Register of Deeds of Durham County, North Carolina.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that with respect to the Property, 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 hereinafter stated.

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

The encumbrances described in **Exhibit B** attached hereto and made a part hereof.

[Signature Page Follows]

NORTH CAROLINA SPECIAL WARRANTY DEED

Signature Page

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

CHAPEL HILL DURHAM NC LP,
a Delaware limited partnership

By: Chapel Hill Durham NC GP LLC,
a Delaware limited liability company, its general partner

By: Education Realty Operating Partnership, LP,
a Delaware limited partnership, its manager

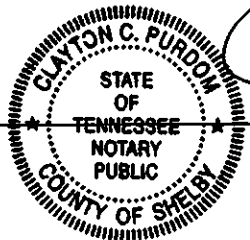
By: *Olan Brevard*
Name: Olan Brevard
Title: Senior Vice President of Acquisitions
and Development

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby certify that on this 9th day of March, 2016, before me, a Notary Public of said State, personally appeared Olan Brevard, who acknowledged himself to be the Senior Vice President of Acquisitions and Development of Education Realty Operating Partnership, LP, a Delaware limited partnership, the Manager of Chapel Hill Durham NC GP LLC, a Delaware limited liability company, the general partner of **Chapel Hill Durham NC LP**, a Delaware limited partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained as the duly authorized Senior Vice President of Acquisitions and Development of said limited partnership.

WITNESS my hand and Notarial Seal at office this 9th day of March, 2016.

My Commission Expires: _____



[Signature]
Notary Public

[affix seal]

MY COMMISSION EXPIRES:
01/20/2020

EXHIBIT A
To Special Warranty Deed

PROPERTY DESCRIPTION

TRACT 1:

DESCRIPTION of a 2.32 acre parcel of land located in the Township of Triangle, County of Durham, State of North Carolina.

Said parcel being more fully described as follows:

BEGINNING AT A POINT, said point being an Iron Pipe at the northwesterly corner of property now or formerly owned by Ronnie L. & Diane Sturdivant as shown on PB. 35 PG. 40 recorded among the Durham County Register of deeds. Having a NC Grid NAD 83 coordinate of N. 817761.36 E. 2026267.08. Thence leaving said corner and Traveling the following courses and distances: Thence North 88°13'43" East 173.34 feet to an Iron Pipe, Thence South 00°55'13" West 181.82 feet to an Iron Pipe set, South 87°41'17" East 87.55 feet to an Iron Pipe set, Thence South 02°18'43" West 124.00 feet to an Iron Pipe set, North 88°13'43" East, 4.50 feet to an Iron Pipe set, South 02°18'43" West 170.02 feet to an Iron Pipe set, Thence North 89°45'17" West 234.33 feet to an Iron Pipe set, North 02°47'43" East 171.00 feet to an Iron Pipe set, North 88°13'43" East 10.00 feet to an Iron Pipe set, North 02°47'43" East 58.30 feet to an Iron Pipe set, South 88°13'43" West 39.80 feet to an Iron Pipe set, North 00°34'43" East, 244.51 feet to the **POINT OF BEGINNING**.

CONTAINING: 2.32 acres of land, more or less.

TRACT 2:

DESCRIPTION of a 0.38 acre parcel of land located in the Township of Triangle, County of Durham, State of North Carolina.

Said parcel being more fully described as follows:

BEGINNING AT A POINT, said point being an Iron Pipe being 0.62' East of the Actual corner which falls in or near a brick wall. This corner is the Northwest corner of the Erwin Distributing property as shown on PB. 13 PG. 190 as recorded among the Durham County Register of Deeds. The point has a NC Grid NAD 83 coordinate of N. 817766.72 E. 2026440.35. Thence traveling the following courses and distances: North 88°13'43" East, 69.21 feet to an Iron Pipe.

Thence, along a curve to the right with a radius of 18.00 feet, for a distance of 27.67, feet, a chord bearing and distance of South 47°44'04" East 25.02 feet to an Iron Pipe;

Thence, along a curve to the right with a radius of 683.00 feet, for a distance of 71.64 feet, the chord bearing and distance of South 00°41'34" East 71.60 feet to an Iron Pipe; Thence South 02°18'43" West 99.12 feet to an Iron Pipe set, Thence North 87°41'17" West 87.55 feet to an Iron Pipe set, Thence North 00°55'13" East 181.82 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.38 acres of land, more or less.

TRACT 3:

DESCRIPTION of a 0.53 acre parcel of land located in the Township of Triangle, County of Durham, State of North Carolina.

Said parcel being more fully described as follows:

BEGINNING AT A POINT, said point being an Iron Pipe at the Northwest corner of Property now or formerly owned by WISE Investments at PB. 10 PG. 136 of the Durham County Register of Deeds, Said point having a NC Grid NAD 83 coordinate of N. 817747.28 E. 2026118.34. Thence traveling the following courses and distances; Thence North 46°41'42" East 15.61 feet to a Concrete Monument, Thence North 87°57'36" East 128.48 feet to an Iron Pipe set, Thence South 00°34'43" West 244.04 feet to an Iron Pipe set, South 88°04'20" West 47.31 feet to an Iron Pipe set, North 00°38'20" East 116.50 feet to an Iron Pipe set, South 89°18'20" West 92.50 feet to an Existing Iron Pipe, North 00°35'20" East 114.98 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.53 acres of land, more or less.

EXHIBIT B
To Special Warranty Deed

PERMITTED EXCEPTIONS

1. Taxes for the year 2016, a lien not yet due and payable, and all subsequent years.
2. Recombination and Right of Way and all matters contained therein recorded in Plat Book 192, Page 112, Durham County Registry.
3. Notice of Residual Petroleum (Sunshine Mart, Durham, North Carolina), filed February 24, 2016 in Book 7877, Page 774, Durham County Register of Deeds.
4. Any claims, rights, adverse interests or other matters arising from the following disclosed by ALTA/ACSM survey prepared by The John R. McAdams Company, Inc. on October 9, 2015, last revised March 9, 2016 and designated Project No. JAV-15000.