

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Oct 10 03:54 PM NC Rev Stamp: \$ 1800.00
Book: 8524 Page: 901 Fee: \$ 26.00
Instrument Number: 2018035624
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,800.00

Recording Time, Book and Page:

Parcel Identifier No.: 104886

Tax Lot No.:

Mail after recording to: Grantee:

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707

THIS DEED made the 9th day of October, 2018 by and between

GRANTOR

Spey River Development, LLC, a North Carolina limited liability company

GRANTEE

GDCV Durham ID Property Owner, LP, a Delaware limited partnership

Mailing Address: 521 E. Morehead Street, Suite 400, Charlotte, North Carolina 28202

Property Address: 606 Fernway Avenue, Durham, North Carolina

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.

Submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 Durham County, North Carolina and more particularly described as follows:

BEING that tract or parcel of land described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page ____.

The above described property does not include the primary residence of the Grantor.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

- 1. Subject to any other liens, encumbrances, restrictive covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer(s), this day and year first above written.

Spey River Development, LLC

By: _____ (SEAL)

James Crawford, Manager

STATE OF NORTH CAROLINA
COUNTY OF DISTRICT OF Columbia

District of Columbia

I, the undersigned, a Notary Public of the County and State aforesaid, certify that James Crawford personally came before me this day and acknowledged that he is Manager of Spey River Development, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 9th day of OCTOBER, 2018.

Notary Public
My Commission Expires: _____

STEVEN M. BUCKMAN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 14, 2020

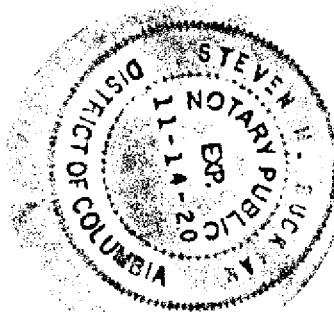


Exhibit A

BEGINNING at an iron pin which is located in the southwestern corner of the property herein described, which said iron pin is located South $53^{\circ} 21' 20''$ East 74.26 feet from a control corner located in the southwestern corner of the other property of the Trackside Group as described in Plat Book 112, Page 139, Durham County Registry, said control corner also being located North $32^{\circ} 51' 32''$ West 789.46 feet from the City of Durham Monument #412, and going thence from said beginning point in a new lot line North $11^{\circ} 12' 47''$ West 146.17 feet to an iron pin; thence in a curved line having a delta of $21^{\circ} 37' 33''$, a radius of 540.00 feet, a tangent of 103.14 feet, and a length of 203.82 feet to an iron pin; thence North $10^{\circ} 24' 46''$ East 413.90 feet to an iron pin, the northwestern corner of the property herein described; thence South $79^{\circ} 37' 48''$ East 24.89 feet from an iron pin, the northeastern corner of the lot herein described, which is a chiseled X located South $10^{\circ} 47' 50''$ West 0.48 feet from a property corner of Liggett and Myers Tobacco Company as described in Plat Book 112, Page 139, Durham County Registry; thence along and with the line of the Liggett and Myers Tobacco Company property as follows: South $10^{\circ} 22' 12''$ West 253.12 feet to a control corner; thence South $48^{\circ} 54' 07''$ East 115.56 feet to an iron pin; thence South $35^{\circ} 19' 47''$ West 177.32 feet to a masonry nail; thence South $11^{\circ} 24' 11''$ East 116.60 feet to an iron pin located South $26^{\circ} 38' 21''$ West 0.79 feet from a chiseled X in the retaining wall of the property of the Liggett and Myers Tobacco Company, being also a common corner with the property of Charles W. Howard, Jr. as described in Plat Book 112, Page 139, Durham County Registry; thence along Howard's line South $11^{\circ} 58' 10''$ East 228.28 feet to an iron pin, the southeastern corner of the property herein described; thence North $53^{\circ} 21' 20''$ West 98.24 feet to an iron pin, which is the point and place of BEGINNING, containing 1.01 acres, more or less, according to map and survey of Jose L. Torres, dated June 21, 1999, on that certain plat titled "Final Plat Property of Norfolk and Western Railway, owner's address 521 East Morehead Street, Suite 560, Charlotte, NC 28202 TM 60-03-001,; said plat being filed in Plat Book _____, Page _____, Durham County Registry.

SAVING AND EXCEPTING that portion of the above described tract or parcel of land conveyed by BVD, II LLC to Measurement Incorporated by that deed recorded March 10, 2000 in Book 2795, Page 895, Durham County Registry.