

Excise Tax \$ 97,000.00	Recording Time, Book and Page
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Tax Lot No.: **1704032618** Parcel Identifier No.: _____

Prepared by and mail after recording to: Parker Poe Adams & Bernstein LLP (SMM) 401 S. Tryon Street, Suite3000, Charlotte, NC 28202

Brief Description For The Index: 6165 Oberlin Road, Raleigh, North Carolina.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 13th day of December, 2018, by and between:

GRANTOR	GRANTEE
WDF-3 WOOD OBERLIN OWNER, LLC, a Delaware limited liability company whose mailing address is: 521 East Morehead St., Suite 350 Charlotte, North Carolina 28202	616 OBERLIN ROAD OWNER, LLC, a Delaware limited liability company whose mailing address is: c/o Heitman Capital Management LLC 191 North Wacker Drive, Suite 2700 Chicago, Illinois 60606

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

Submitted electronically by Stewart Title Guaranty - Commercial Services in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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 located in Wake County, North Carolina and described on Exhibit A attached hereto (“**Property**”).

The Property was acquired by Grantor by instrument recorded in Book 15893, at Page 1537, Wake 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 hereinafter stated.

Title to the Property is subject to the following exceptions:

1. Taxes and assessments for the year 2018 and subsequent years, a lien not yet due and payable.
2. The rights of tenants, as tenants only with no right of purchase, under written leases, as disclosed to Grantee on the rent roll delivered prior to the date hereof.
3. All matters of public record and all matters shown on that certain Survey by Summit Coastal Surveying & Mapping, dated December 3, 2018 and revised December 12, 2018.

[SIGNATURE PAGE FOLLOWS]

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

WDF-3 WOOD OBERLIN OWNER, LLC,
a Delaware limited liability company

By: WDF-3 Wood Oberlin Manager, LLC,
a Delaware limited liability company, its manager

By: Wood Oberlin, LLC, a Delaware
limited liability company, its managing member

By: WP East Development Enterprises, L.L.C.,
a Delaware limited liability company, its manager

By: *M*
Name: Matthew Trammell
Title: Vice President

STATE OF GEORGIA
COUNTY OF FULTON

I, Stephanie Mansour, a Notary Public for FULTON County, State of GEORGIA ~~North Carolina~~, do hereby certify that **Matthew Trammell** ("Signatory"), personally appeared before me this day and acknowledged that he is the Vice President of WP East Development Enterprises, L.L.C., and that he, in such capacity and being authorized to do so, executed the foregoing instrument on behalf of the company.

I certify that the Signatory personally appeared before me this day, and
(check one of the following)

(I have personal knowledge of the identity of the Signatory); or
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of:

(check one of the following)
 a driver's license or
 in the form of _____); or
 (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 12th day of December, 2018.

Stephanie Mansour
Notary Public

My Commission Expires: March 26, 2022
[NOTARY PUBLIC STAMP-SEAL]

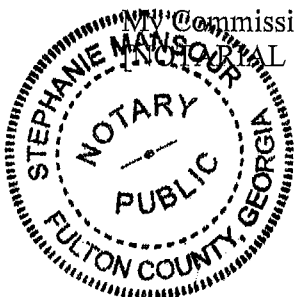


EXHIBIT A
Legal Description

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

BEING ALL of Lot 2, as shown on plat entitled "Recombination and Easement Plat for: 616 Partners, LLC" recorded in Book of Maps 2014, Pages 1820-1821, Wake County Registry.
