

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Nov 30 10:07 AM NC Rev Stamp: \$ 23880.00
 Book: 8318 Page: 826 Fee: \$ 26.00
 Instrument Number: 2017042035
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$23,880.00

Tax Parcel Identifier Nos 0718-04-95-3055; 0718-04-84-8808; and 0718-01-95-8372

Mail after recording to: Grantee

This instrument was prepared without title examination by: Ragsdale Liggett PLLC (Bolton)

Brief description for the Index:

6301 Herndon Road, 2707 Herndon Road and 171 Flint Lane
 Durham, NC 27713

THIS DEED made this 24th day of November, 2017, by and between

GRANTOR	GRANTEE
<p>CH/DURHAM LIMITED PARTNERSHIP, a North Carolina limited partnership 16154 Old Waterford Road Paeonian Springs, VA 20129</p>	<p>DUKE UNIVERSITY HEALTH SYSTEM, INC., a North Carolina non-profit corporation 324 Blackwell Street, Suite 950 Durham, North Carolina 27701</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 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 Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof (the "Property").

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 2106, Page 570; Book 2106, Page 568; Book 2106, Page 573, and Book 4299, Page 760, Durham County Registry.

A map showing the above-described Property is recorded in Plat Book 161, Page 53 and Plat Book 136, Page 68, Durham County Registry. See also Plat Book 134, Page 27, Durham County Registry.

371608

Submitted electronically by Kilpatrick Townsend and Stockton LLP 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 the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the 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 hereinabove described is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein.

The Property does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument under seal the day and year first above written.

CH/DURHAM LIMITED PARTNERSHIP,
a North Carolina limited partnership

By: CHF Washington, Inc., its general partner

By: [Signature] (SEAL)
Name: Charles G. Houston III, President

COMMONWEALTH OF VIRGINIA
24th OF November 2017
COUNTY OF LOUDOUN

I certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a Virginia Drivers License
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles G. Houston III

Date: 04/24/2017
[Signature]
Andrew Rodney, Notary Public
(print name) Alexander

(official seal)

My commission expires: 04/30/2021

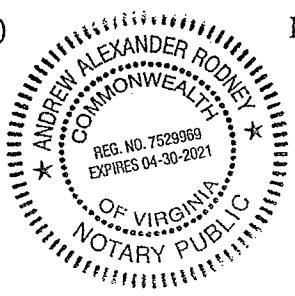


Exhibit "A"**Legal Description of Land****6301 Herndon Road (Parcel Ref. No. 149610)**

BEING all of Tract 2, containing 9.188 acres, more or less, and all of Tract 3 containing 0.52 acres, more or less, as shown on plat and survey entitled "Boundary Survey for CH/Durham Limited Partnership, a North Carolina limited partnership", prepared by Triangle Surveyors, Job No. 95047, dated 7/20/95, and recorded in Plat Book 134, Page 27, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

2707 Herndon Road – (Parcel Ref No. 149612)

BEGINNING at a monument at the intersection of the eastern right of way of Fayetteville Road and the northern right of way of Herndon Road (Carpenter Road), running thence along and with the natural curvature of the northern right of way of Herndon Road in an easterly direction a distance of 87.50 feet; thence North 65 degrees, 4 minutes, 20 seconds West 90.28 feet to the eastern right of way of Fayetteville Road; thence along said right of way South 1 degree, 18 minutes, 52 seconds East 7.93 feet to the point and place of beginning, and being Tract 1 as shown on BOUNDARY SURVEY FOR CH/DURHAM LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, said survey prepared by Triangle Surveyors and dated 7/20/95, and recorded in the Office of the Durham County Register of Deeds in Plat Book 134 at Page 27, to which reference is hereby made for a more particular description of same.

171 Flint Lane (Parcel Ref. No. 149597)

BEGINNING at a two inch flat iron located the following courses and distances from NCGS Monument "Ville" – NAD 27 having N.C. Grid Coordinates N=785,630.4597 and E=2,019,005.4191; South 14° 35' 18" West 476.91 feet to a right-of-way monument, South 77° 18' 22" East 34.57 feet to a right-of-way monument, along a curve in a counter-clockwise direction having a radius of 401.48 feet, an arc distance of 178.28 feet and a chord bearing and distance of South 89° 56' 01" East 176.82 feet to a right-of-way monument, North 64° 40' 16" East 179.20 feet to a stake, North 88° 54' 39" East 50.90 feet to an iron pin, North 40° 34' 46" West 21.66 feet to an iron pin, North 64° 40' 16" East 40.71 feet to a right-of-way monument, North 57° 18' 06" East 151.79 feet to an existing iron pipe, North 89° 58' 16" East 310.06 feet to the point and place of Beginning, and from said point and place of beginning running along the lands of Dwight Howard, et al. North 89° 58' 16" East 233.87 feet to a point in the center line of Crooked Creek and continuing along and with said center line South 55° 46' 01" West 31.58 feet, South 65° 14' 06" West 47.82 feet, South 60° 29' 36" West 64.89 feet to a point, South 23° 38' 48" West 55.56 feet to a point, South 32° 03' 06" West 124.08 feet to a point, South 50° 56' 11" West 25.66 feet to a point, thence leaving the center line of Crooked Creek and running North 00° 02' 51" East 241.88 feet to a two inch flat iron, the point and place of Beginning, and being Tract 3, containing 0.52 acres, more or less, as shown on plat and Survey thereof entitled "Boundary Survey for CH/Durham Limited Partnership, a North Carolina limited partnership", by Triangle Surveyors, Job No. 95047, dated 7/20/95, and recorded in Plat Book 134, page 27, Durham County Registry, to which plat reference is hereby made for a more particular description thereof.

Lot 2 – PB 161, PG 53

BEING all of Lot 2 containing 0.67 acres as shown on the map entitled "Renaissance Center at Southpoint Street Closing and Recombination" and recorded in Plat Book 161, Page 53, Durham County Registry (the "Plat"). Lot 2 was recombined with Parcel "A" on the Plat.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown on plat recorded in Plat Book 136, Page 68 and Plat Book 135, Page 54 and Plat Book 134, Page 27, Durham County Registry.
3. Easement(s) in favor of Durham Telephone Company as recorded in Book 145, Page 414, Durham County Registry.
4. Easement(s) in favor of Duke Power Company as recorded in Book 177, Page 141, Durham County Registry.
5. Easement(s) in favor of North Carolina Department of Transportation as recorded in Book 1101, Page 857, Durham County Registry and as shown on Plat Book 134, Page 27, Durham County Registry and survey dated December 9, 2016, by John R. Pickens, P.L.S.
6. Easement(s) in favor of Duke Power Company as recorded in Book 434, Page 394, Durham County Registry.
7. Rights of others in and to the continuous and uninterrupted flow of the waters of Crooked Creek bounding or crossing the land and riparian and/or littoral rights incident to the land Laws of the State of North Carolina or any government agency relating to wetlands and/or waterfront property.
8. Quitclaim Deed and Grant and Reservation of Temporary Access Easement between CH/Durham Limited Partnership and Renaissance Fayetteville Road LLC recorded in Book 4299, Page 743, Durham County Registry.
9. Access and Easement and Restrictive Covenant between CH/Durham Limited Partnership and Renaissance Fayetteville Road LLC recorded in Book 4299, Page 765, Durham County Registry.
10. Easements, setback lines and any other matters shown on plat recorded in Plat Book 17, Page 173; Plat Book 161, Page 53; Plat Book 160, Page 11 and 13; Plat Book 160, Page 91 and Plat Book 156, Page 179, Durham County Registry.
11. Right of Way Agreement between Renaissance Fayetteville Road LLC and Duke Energy recorded in Book 4247, Page 772, Durham County Registry.
12. The following matters as shown on the survey entitled "Duke University Health System: Herndon Road" dated December 9, 2016, by John R. Pickens, P.L.S.:
 - A) floodway and 100' stream buffer from top of bank;
 - B) 100' Greenway Trail (easement from centerline of creek);
 - C) 15' PSNC Energy Gas Line Easement (P.B. 161, PG. 53);
 - D) 30' Private Sewer Easement (P.B. 161, PG. 53);
 - E) 40' Access Easement to Renaissance Fayetteville Road, LLC (P.B. 161, PG. 53);
 - F) sanitary sewer lines, electric boxes, sanitary cleanouts, water meters, water valves, storm drainage manholes, light poles, fiber optic marker.

13. Stormwater Facility Operating and Maintenance Permit Agreements recorded in Book 2423, Page 386; Book 2423, Page 395 and Book 2423, Page 404, Durham County Registry.