

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Jul 29 02:48 PM NC Rev Stamp: \$ 6900.00
 Book: 7987 Page: 715 Fee: \$ 26.00
 Instrument Number: 2016025623
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,900.00 Submitted electronically by Adams Howell Sizemore and Lenfestey - Raleigh in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Parcel Reference No. 135674 PIN: 0719-01-10-8186

Mail/Box to: Chicago Title (Box 42)

This instrument was prepared by: Barry D. Mann of Manning Fulton & Skinner, P.A.
 (WITHOUT TITLE EXAMINATION)

Brief description for the Index: Lot 2, containing 1.979 acres, Plat Book 148-63

THIS DEED made as of the 28th day of July, 2016, by and between

<i>GRANTOR</i>	<i>GRANTEE</i>
<p>Hope Valley WIP LLC, a North Carolina limited liability company (formerly known as Hope Valley CVS WIP LLC, a North Carolina limited liability company)</p> <p>264 W. Millbrook Road Raleigh, NC 27609</p>	<p>6911 Garrett Road, LLC, a Florida limited liability company</p> <p>908 Cypress Drive Delray Beach, FL 33483</p>

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 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 situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7053, page 690, Durham County Registry. See also Articles of Amendment recorded in Book 7977, page 444, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 148, page 63, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the 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, other than the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference.

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

Hope Valley WIP LLC,
a North Carolina limited liability company

By: *Grey A. Wilson*
Grey A. Wilson, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Grey A. Wilson.

Date: July 22, 2016

Notary Public: *Teresa L. Bowling*

Printed Name: Teresa L. Bowling

My Commission Expires: August 25, 2018

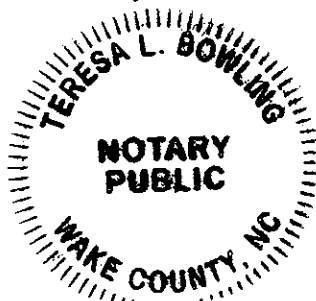


EXHIBIT A

Being all of that certain tract or parcel of land located in Durham County, North Carolina and being more particularly described as follows:

BEING all of that certain tract or parcel of land designated as Lot 2, containing 1.979 acres (86,221 square feet), as shown on plat of survey entitled "Final Plat Recombination Survey for State Street Properties, LLC, Durham Township, Durham County, NC" dated November 22, 1999 and revised January 11, 2000 and June 13, 2000 prepared by A. R. Barnes, Professional Land Surveyor, and recorded in Plat Book 148, page 63, Durham County Registry, which plat is referenced for a more particular description.

TOGETHER WITH the appurtenant cross access, parking and sign easements contained in that certain Cross Access and Parking and Sign Easement Declaration recorded in Book 2914, page 33, Durham County Registry.

EXHIBIT B

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 148, Page 63, Durham County Registry.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by PRELIMINARY survey entitled "Hope Valley CVS" by Eric M. Manturuk, P.L.S., dated June 9, 2016.
4. Rights of tenant in possession, as tenant only, under that lease dated January 26, 2000 by and between State Properties, L.L.C., as Landlord, and CVS Durham, Inc., as Tenant, as subsequently amended and assigned, a memorandum of which is not recorded with the Durham County Registry.
5. Terms and conditions of that Cross Access and Parking and Sign Easement Declaration recorded in Book 2914, page 33, Durham County Registry.
6. Easements to Duke Power Company recorded in Book 224, page 254; and Book 224, page 317, both Durham County Registry.
7. Right of Way Agreements to the State Highway Commission recorded in Book 295, page 616; and Book 295, page 624, both Durham County Registry.
8. Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 2893, page 142, Durham County Registry, as supplemented by that certain Supplemental Stormwater Facility Agreement and Covenants recorded in Book 6605, page 997, Durham County Registry; and Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 2893, page 152, Durham County Registry.
9. Easement Deed and Landscaping Easement Agreement to Stallings Oil Company recorded in Book 2782, page 385, Durham County Registry.