

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2019 Jul 11 03:50 PM
Book: 8700 Page: 211
 NC Rev Stamp: \$ 162800.00 Fee: \$ 26.00
 Instrument Number: 2019023902
 DEED

FIRST AMERICAN TITLE INSURANCE COMPANY

Tax Lot / Parcel ID: 154129

Excise Tax: \$ 162,800.00

The property described herein was not Grantor's primary residence.

Mail after recording to Research Commons Property Company LLC, c/o Global Mutual Real Estate, LLC, P.O. Box 10, Scottsdale, AZ 85252.

This instrument was prepared by Patrick Filice, a validly licensed Illinois attorney, Katten Muchin Rosenman LLP, 525 W. Monroe Street, Chicago, IL 60661

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 10 day of July, 2019, by and between

GRANTOR	GRANTEE
Raleigh RC Green, LLC, a Delaware limited liability company c/o Greenfield Partners, LLC 2 Post Road West Westport, CT 06880	Research Commons Property Company LLC, a Delaware limited liability company c/o Global Mutual Real Estate, LLC P.O. Box 10, Scottsdale, AZ 85252

The designation of 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 Durham County, North Carolina, and more particularly described on *Exhibit "A"* attached hereto and incorporated herein by reference, and also described as follows:

Address: 79 T.W. Alexander Drive, Durham, North Carolina

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7543, Page 99-103.

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 the Grantor covenants with the Grantee, that Grantor has done nothing to impair or encumber 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 Permitted Exceptions identified on *Exhibit "B"* attached hereto and incorporated herein.

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(Submitted electronically by "First American Title NCS- Los Angeles"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.