

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 AUG 31 11:32:13 AM
BK:8011 PG:396-400
DEED
FEE: \$26.00
EXCISE TAX: \$9,000.00
INSTRUMENT # 2016029908
APRILJ



Drawn by: Scott T. Horn, Esquire
Return to: Allman Spry Davis Leggett & Crumpler, PA
380 Knollwood Street, Suite 700
Winston-Salem, NC 27103

Tax Parcel ID: 111814; (PIN) 0831-10-25-6639
Property Address: 800 Taylor Street, Durham, North Carolina (also known as 923 Franklin Street)
Excise Tax: \$9,000.00

THE PROPERTY DESCRIBED HEREIN IS NOT GRANTOR'S PRIMARY RESIDENCE

STATE OF NORTH CAROLINA)
) SPECIAL WARRANTY DEED
COUNTY OF DURHAM)

THIS SPECIAL WARRANTY DEED, made this 29th day of August, 2016, by and between **CC&W ENTERPRISES, LLC**, a North Carolina limited liability company having an address of P. O. Box 1691, Durham, NC 27702-1691, party of the first part (hereinafter referred to as "Grantor") and **LRC CORDOBA, LLC**, a Delaware limited liability company having an address of 5 International Drive, Suite 125, Rye Brook, New York 10573, party of the second part (hereinafter referred to as "Grantee"). The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns.

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, with SPECIAL WARRANTY, in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 3355, Page 797, in the office of the Register of Deeds of Durham County, North Carolina (the "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 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

EXHIBIT A to Special Warranty Deed
Legal Description

Land located in Durham County, State of North Carolina described as follows:

BEGINNING at a tack and lead at the southwest corner of the intersection of the Norfolk and Western Railway right of way and Taylor Street and;

RUNNING THENCE from said point of beginning south 72 degrees 56 minutes 50 seconds east 6.79 feet along and with the south side of Taylor Street to an iron pin;

THENCE continuing with the south side of Taylor Street in a southeasterly direction along an arc, the radius of which is 414.00 feet a distance of 149.92 feet to an iron pin;

THENCE continuing along and with the south side of Taylor Street south 52 degrees 11 minutes 57 seconds east 485.44 feet to an iron pin;

THENCE continuing along with the south side of Taylor Street south 61 degrees 30 minutes 04 seconds east 132.48 feet to an iron pin the northwest corner of Tract No. 2 shown on the Plat hereinafter referred to;

THENCE along and with the western line of said Tract No. 2 south 31 degrees 17 minutes 23 seconds west 371.21 feet to an iron pin;

THENCE north 61 degrees 28 minutes 13 seconds west 115.80 feet to a tack and lead;

THENCE south 31 degrees 13 minutes 05 seconds west 8.82 feet to a tack and lead;

THENCE north 61 degrees 19 minutes 05 seconds west 241.96 feet to an iron pin;

THENCE north 66 degrees 28 minutes 20 seconds west 104.76 feet to an iron pin;

THENCE north 58 degrees 41 minutes 35 seconds west 224.70 feet to a point in the loading platform on the eastern side of the Norfolk and Western Railway right of way;

THENCE south 31 degrees 34 minutes 50 seconds west 127.07 feet;

THENCE north 58 degrees 25 minutes 10 seconds west 8.76 feet to a point in the eastern line of the Norfolk and Western Railway right of way;

THENCE along and with the eastern line of the Norfolk and Western Railway right of way in a northeasterly direction along an arc the radius of which is 1066.10 feet a distance of 190.17 feet to an iron pin;

THENCE continuing along and with the eastern line of the Norfolk and Western Railway right of way north 22 degrees 12 minutes 30 seconds east 390.04 feet to a tack and lead the point or place of beginning. The same being designated as Tract No. 1 containing 7.094 acres more or less as shown on a Plat entitled "Property of Golden Belt Manufacturing Company" prepared by George C. Love, Jr., R.L.S., dated the 22nd day of May, 1978 which Plat is recorded in the Office of the Register of Deeds of Durham County in Plat Book 94, at page 24 to which reference is hereby made for a more particular description of the same.

EXHIBIT B to Special Warranty Deed
Permitted Exceptions

1. Taxes for the year 2016 and subsequent years.
2. Terms and conditions of that certain Notice of Contaminated Site and Declaration of Perpetual Land Use Restrictions by and between International Paper Company and the N.C. Department of Environment and Natural Resources, recorded in Book 3352 at Page 744.
3. Subject to matters shown on plat recorded in Book 94 at Page 24 and Plat Book 191 at Page 169.
4. Rights or claims of parties in possession not shown by the public records.
5. Amended and Restated Easement Agreement recorded in Deed Book 5832 at Page 669; as amended by that Reaffirmation of Amended and Restated Easement Agreement recorded in Deed Book 6287 at Page 556.
6. Memorandum Agreement related to a lease with SprintCom, Inc., recorded in Deed Book 4493 at Page 388.
7. Right of Way Agreement recorded in Book 6009 at Page 141.
8. Ordinance establishing the subject property as a historical landmark recorded in Deed Book 6864 at Page 453.
9. Title to that portion of the land conveyed herein lying within the bounds of the right of way of Norfolk and Western Railway.
10. Title to that portion of the land conveyed herein lying within the right-of-way of Taylor Street.
11. Easement and/or right of way to the City of Durham recorded in Book 217 at Page 299.
12. Easement and/or right of way to Duke Power Company recorded in Book 1423 at Page 169.
13. Lease by and between Golden Belt Manufacturing Company and Duke Power Company recorded in Book 173 at Page 28.
14. Easement referenced in Warranty Deed recorded in Deed Book 976 at Page 899, as affected by that Easement Extension Agreement recorded in Book 1073 at Page 495, Durham County Registry.
15. Easement Agreement dated February 21, 2001, by and between Development Ventures, Inc. and CC&W Enterprises, LLC recorded in Book 3355, Page 808, Durham County Registry.
16. Those matters shown on survey entitled "ALTA/ACSM Land Title Survey for CC&W Enterprises, LLC, Durham Township, Durham County, North Carolina", dated April 30, 2001, last revised July 18, 2001, by Triangle Surveyors, Ronald D. Carpenter, PLS No. L-2458, including but not limited to: a) water valves/vaults, gas meters, gates, yard inlets, fire hydrants, poles/guys, manholes, RCP's, electrical switch, water tanks, chemical tanks, concrete block containment wall around tanks, guard house, water tower, electrical sub-station, smokestack, monitoring wells, metal sheds situate on and overhead chemical pipes, overhead electrical lines,

underground storm pipes, underground gas line crossing the property; b) concrete loading dock appurtenant to the property encroaches onto property adjoining to the west (Norfolk & Western Railroad right of way); c) back of curb appurtenant to the property encroaches onto right of way of Taylor Street; d) fence along easterly lot line encroaches onto City of Durham Sanitary Sewer Easement; e) concrete loading and paved areas encroach onto property adjoining to the south.

17. Those exceptions numbered 1 through 15 set forth in deed recorded in Deed Book 3355, Page 797, Durham County Register of Deeds, all of which are incorporated herein by reference.
18. Completion Certificate by and between Edgemont Realty, LLC and CC&W Enterprises, LLC recorded in Book 6287, Page 565, Durham County Register of Deeds.
19. Agreement between Edgemont Realty, LLC and CC&W Enterprises, LLC recorded in Book 7333, Page 807, Durham County Register of Deeds.