

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Sep 22 11:49 AM NC Rev Stamp: \$ 1350.00
Book: 7790 Page: 689 Fee: \$ 26.00
Instrument Number: 2015031694
DEED

Revenue: \$ 1,350.00

(For Recording Data)

Parcel Reference Nos.: Parcel 143581, PIN 0718-04-44-9180

Brief Description for the Index: Lot 2BR, Renaissance Village, Plat Book 161, Page 258 and Plat Book 172, Page 305

Prepared by and mail to: David N. Woods (as drafting attorney but not as counsel to Grantor nor Grantee)
Wyatt Early Harris Wheeler LLP
1912 Eastchester Drive, Suite 400
High Point, NC 27265

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of the 18th day of September, 2015, by and between

MIDLAND SOUTHPOINT OUTPARCEL, LLC,
a North Carolina limited liability company

whose mailing address is c/o Midland Atlantic Development Company, 8044 Montgomery Road, Cincinnati, Ohio 45236, Attn: John I. Silverman (the "Grantor")

and

SOUTHPOINT LAND, LLC,
a Delaware limited liability company

whose mailing address is c/o General Growth Properties, Inc. 110 North Wacker Drive, Chicago, Illinois 60606, Attn: Chief Legal Officer (the "Grantee").

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham 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 the Grantor, for valuable consideration, to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee, its successors and assigns, in fee simple, all of that certain land lying and being in the County of Durham, State of North Carolina, and being more particularly described on Exhibit A (the "Property") attached hereto and incorporated by reference. No part of the Property is the Grantor's principal residence.

TO HAVE AND TO HOLD all of the Grantor's interest in the Property and all improvements thereon, and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns, to its and their only use and behalf forever 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:

1. Matters which a survey of the Property would disclose.
2. Real estate taxes and assessments not yet due and payable.
3. Those matters listed on Exhibit B.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the Grantor has executed this instrument, and has signed, sealed and delivered the same, the day and year first above.

MIDLAND SOUTHPOINT OUTPARCEL, LLC
a North Carolina limited liability company

By: _____
John I. Silverman
Manager

STATE OF Ohio
COUNTY OF Hamilton

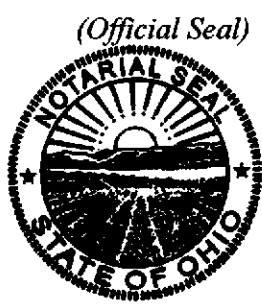
I, Cathy L. Sparks, a Notary Public of the State of Ohio,
County of Hamilton, certify that John I. Silverman in his capacity as
duly authorized Manager of MIDLAND SOUTHPOINT OUTPARCEL, LLC, a
North Carolina limited liability company personally appeared before me this day and at the
same time and place all of the following occurred: (a) the aforesaid individual appeared in person
before me; (b) the aforesaid individual was personally known to me, or identified by me through
satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that
the signature on the above document was his, or signed the above document while in my physical
presence, and while being personally observed by me doing so.

Sept 17, 2015
Date

Cathy L. Sparks

CATHY L SPARKS Notary Public
(Printed Name)

My Commission Expires: July 30 2018



Cathy L. Sparks
Notary Public, State of Ohio
My Commission Expires 07-30-2018



MIDLAND SOUTHPOINT OUTPARCEL, LLC
a North Carolina limited liability company

By: [Signature]
Coolidge A. Porterfield, Jr.
Manager

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, JUNE ANNE BAY, a Notary Public of the State of NORTH CAROLINA,
County of GUILFORD, certify that Coolidge A. Porterfield, Jr. in his
capacity as duly authorized Manager of MIDLAND SOUTHPOINT
OUTPARCEL, LLC, a North Carolina limited liability company personally appeared before
me this day and at the same time and place all of the following occurred: (a) the aforesaid individual
appeared in person before me; (b) the aforesaid individual was personally known to me, or identified
by me through satisfactory evidence; and (c) the aforesaid individual either indicated and
acknowledged to me that the signature on the above document was his, or signed the above
document while in my physical presence, and while being personally observed by me doing so.

9/10/15
Date

[Signature]
JUNE ANNE BAY Notary Public
(Printed Name)

My Commission Expires: 4/30/20

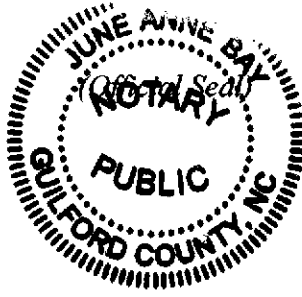


EXHIBIT A

Legal Description

ALL of that certain tract or parcel of land lying and being in Durham County, City of Durham, more particularly described as follows:

BEING all of Lot Number 2BR, Final Plat – Recombination Renaissance Village, as recorded in the Office of the Register of Deeds for Durham County, North Carolina in Plat Book 161, Page 258. See also Plat Book 172, Page 305, Durham County Registry.

EXHIBIT B

Exception Matters

1. Revised Declaration of Rights and Privileges of the City of Durham in Storm Water Management Facility Easements recorded in Book 2298, Page 208, Register of Deeds of Durham County, North Carolina.
2. Stormwater Facility Agreement and Covenant recorded in Book 4534, Page 572, Register of Deeds of Durham County, North Carolina.
3. Covenant and Maintenance Agreement for Renaissance Parkway recorded in Book 4002, Page 918, Register of Deeds of Durham County, North Carolina.
4. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 141, Page 15; Plat Book 145, Page 121; Plat Book 148, Page 27; Plat Book 154, Page 265; Plat Book 154, Page 267; Plat Book 161, Page 258; Plat Book 172, Page 305; and Plat Book 174, Page 1, Register of Deeds of Durham County, North Carolina.
5. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 147, Page 342; Book 348, Page 500; Book 350, Page 415; Book 359, Page 657; and Book 4632, Page 825, Register of Deeds of Durham County, North Carolina.
6. Easement(s) or right(s)-of-way in favor of Durham Telephone Company recorded in Book 147, Page 163, Register of Deeds of Durham County, North Carolina.
7. Easement(s) or right(s)-of-way in favor of General Telephone Company of the Southeast recorded in Book 348, Page 499 and Book 350, Page 416, Register of Deeds of Durham County, North Carolina.
8. Right of Way Agreement in favor of Public Service Company of North Carolina, Incorporated recorded in Book 199, Page 318, Register of Deeds of Durham County, North Carolina.
9. Operating and Easement Agreement recorded in Book 2681, Page 779, Register of Deeds of Durham County, North Carolina.
10. Operating and Easement Agreement recorded In Book 2536, Page 22; as amended by Amended and Restated Operating and Easement Agreement recorded in Book 2706, Page 104, and by Amended and Restated Operating and Easement Agreement and Declaration of Covenants recorded in Book 4206, Page 621; as assigned and assumed in Book 4375, Page 923; and as supplemented in Book 4376, Page 77, Register of Deeds of Durham County, North Carolina.