

Register of Deeds
Sharon A. Davis
Durham County, NC

11/07/2022 11:53:33AM

BT: OPR B: 9815 P: 119 Pages: 4

DEED - DEED

Fee: \$25,220.00 Excise Tax: \$25194.00

INSTRUMENT #2022042889

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$25,194.00

Tax Lot No.: _____ Parcel Identifier No. 0747-04-83-5897

Verified by Durham County on the __ day of October, 2022

by _____

Mail after recording to:

SREE RDU Hotel Partners, LLC
SREE HOTEL PARTNERS TWO, LLC
5113 Piper Station Drive, Suite 300
Charlotte, North Carolina 28277

This instrument was prepared by:
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Brief Description for the index:
920 Slater Road
Durham, North Carolina

**REMAINDER OF PAGE LEFT INTENTIONALLY BLANK,
TEXT CONTINUES ON FOLLOWING PAGE**

MIAMI 9857316.1 80265/300321

submitted electronically by "First American Title Insurance Company - NCS San Antonio"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of October 24th 2022 between **RSS MSBAM2015-C20 – NC ACL, LLC**, a North Carolina limited liability company ("**Grantor**"), whose address is c/o Rialto Capital Advisors, LLC, 200 South Biscayne Boulevard, Suite 3550, Miami, Florida 33131, in favor of **SREE RDU HOTEL PARTNERS, LLC**, a North Carolina limited liability company, as to an undivided 70% interest and **SREE HOTEL PARTNERS TWO, LLC**, a North Carolina limited liability company, as to an undivided 30% interest, as tenants in common (collectively, "**Grantee**"), whose address is 5113 Piper Station Drive, Suite 300, Charlotte, North Carolina 28277:

WITNESSETH THAT:

GRANTOR, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to GRANTEE in fee simple, its successors and assigns, all of the real property situated in the County of Durham and State of North Carolina, which is more particularly described on the attached **Exhibit A ("Property")**, but SUBJECT, HOWEVER, TO:

- (a) Real property taxes and assessments for the year 2022 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey; and
- (d) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

GRANTOR, for its successors and assigns, does hereby covenant with GRANTEE that GRANTOR has done nothing to impair such title as GRANTOR received, GRANTOR is lawfully seized of the Property in fee simple, title is marketable and free and clear of all encumbrances (except as described herein), GRANTOR has good right and lawful authority to sell and convey the Property, and GRANTOR fully warrants and will defend the title to the Property against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.

The Property was acquired by Grantor by Trustee's Deed dated April 19, 2021 and recorded April 29, 2021 in Book 9314, Page 834, as Instrument No. 2021021720, with the Durham County Register of Deeds.

EXHIBIT A

LEGAL DESCRIPTION

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

TRACT 1

All that certain piece, parcel or tract of land situate in the County of Durham, State of North Carolina, being known as Tract 1 according to a plat recorded in the Register of Deeds Office for Durham County in Book 144, Page 162 and containing 4.780 acres on a plat entitled "ALTA/ACSM Land Title Survey for Marriott International, Inc., 920 Slater Road, Durham County, Durham, North Carolina (Imperial Center) (Springhill Suites)", dated December 12, 2000, and last revised January 30, 2001, by Site Design, Inc. with the following metes and bounds to WIT:

BEGINNING at an old 1" open top iron pin (Bent) located on the eastern right of way of Slater Road (N.C.S.R. 1974) at the joint corner of Imperial Hotel Group LTD, Property, now or formerly, said iron pin being 544' more or less from the intersection of the eastern right of way of Emperor Boulevard with its intersection with said eastern right of way of Slater Road (N.C.S.R. 1974); thence leaving said eastern right of way of Slater Road and running along the line of said Imperial Hotel Group LTD Property South 79°44'23" East 106.80 feet to an old 1" open top iron pin; thence North 51°55'51" East 214.99 feet to an old 1" open top iron pin (Bent); thence North 11°34'14" East 387.37 feet to an old 1" open top iron pin located on the southern right of way of Interstate 40; thence turning and running along said southern right of way South 48°49'11" East 10.11 feet to an old ¾" open top iron pin; thence South 44°18'04" East 241.42 feet to an old N.C.D.O.T. right of way monument; thence South 25°27'03" East 410.90 feet to an old ¾" open top iron pin at the joint corner of Ransdell Heirs Property, now or formerly; thence turning and running along the line of said heirs property South 75°59'38" West 471.42 feet to an old 1" open top iron pin (Bent); thence North 75°31'58" West 173.02 feet to an old 1" open top iron pin (Bent) located on the eastern right of way of Slater Road (N.C.S.R. 1974); thence turning and running along said eastern right of way and along a curve to the left having a radius of 798.23 feet and a chord bearing and distance of North 28°53'33" West 160.00 feet to the POINT OF BEGINNING.

TRACT 2:

TOGETHER WITH a perpetual, non-exclusive twenty (20) foot wide easement to construct, repair, replace and maintain sanitary sewer facilities as more particularly set forth within that certain Agreement by and between Nortel Networks, Inc., formerly known as Northern Telecom Inc., and Springhill SMC Corporation, recorded in Book 2677, Page 707, Durham County Registry.