

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 DEC 22 01:41:48 PM
BK:7845 PG:643-646
DEED
FEE: \$26.00
EXCISE TAX: \$114,500.00
INSTRUMENT # 2015042280
SMMARSH



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$114,500.00

Parcel Identifier No.: 0822-17-11-7840

Parcel Ref. No.: 104046

Mail after recording to:

Williams Mullen (Robert Charles Lawson), 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

This instrument was prepared by:

Williams Mullen (Robert Charles Lawson), 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: Tract 1 (Plat Book 138, Page 65)

THIS DEED made this 21st day of December, 2015, by and between:

GRANTOR	GRANTEE
Erwin Square Plaza, LLC 5425 Wisconsin Avenue, Suite 202 Chevy Chase, MD 20815 Attn: Esko Korhonen	LORE DNC Erwin Square, L.P. c/o Lionstone Investments 100 Waugh Drive, Suite 600 Houston, TX 77007 Attn: Andrew Lusk and John Enerson

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 Durham County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

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

The property hereinabove described was acquired by Grantor by instruments recorded in (i) Book 7277, Page 243 (which was re-recorded in Book 7278, Page 202), (ii) Book 7277, Page 248 (which was re-recorded in Book 7278, Page 207), (iii) Book 7277, Page 253 (which was re-recorded in Book 7278, Page 212), (iv) Book 7277, Page 259 (which was re-recorded in Book 7278, Page 218), (v) Book 7277, Page 264 (which was re-recorded in Book 7278, Page 223), (vi) Book 7277, Page 269 (which was re-recorded in Book 7278, Page 228), (vii) Book 7277, Page 275 (which was re-recorded in Book 7278, Page 234), (viii) Book 7277, Page 281 (which was re-recorded in Book 7278, Page 240), (ix) Book 7277, Page 286 (which was re-recorded in Book 7278, Page 245), (x) Book 7277, Page 292 (which was re-recorded in Book 7278, Page 251), (xi) Book 7277, Page 297 (which was re-recorded in Book 7278, Page 256), (xii) Book 7277, Page 303 (which was re-recorded in Book 7278, Page 262), (xiii) Book 7277, Page 308 (which was re-recorded in Book 7278, Page 267), (xiv) Book 7277, Page 313 (which was re-recorded in Book 7278, Page 272), (xv) Book 7277, Page 318 (which was re-recorded in Book 7278, Page 277), (xvi) Book 7277, Page 324 (which was re-recorded in Book 7278, Page 283), (xvii) Book 7277, Page 329 (which was re-recorded in Book 7278, Page 288), (xviii) Book 7277, Page 334 (which was re-recorded in Book 7278, Page 293), and (xix) Book 7277, Page 339 (which was re-recorded in Book 7278, Page 298), all in the Durham County Registry.

A map showing the above-described property is recorded in Plat Book 138, Page 65, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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 in connection with all matters of record as of the date hereof.

The property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in Book 7504, Page 585, the Durham County Registry.

(Signature page follows)

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

ERWIN SQUARE PLAZA, LLC, a Delaware limited liability company

By: FCP Fund II Trust, its Sole Member

By: *[Signature]*
Name: **Esko I. Korhonen**
Title: President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

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: **ESKO I. KORHONEN** as **PRESIDENT** of FCP Fund II Trust, the Sole Member of Erwin Square Plaza, LLC.

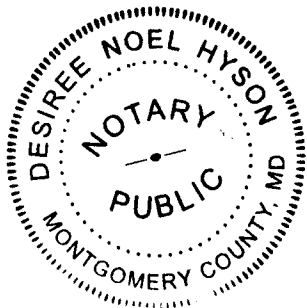
Date: December 15, 2015

[Signature]
Signature of Notary

Notary Printed Name

My Commission Expires: _____

(Official Seal)



Desiree Noel Hyson
NOTARY PUBLIC
Montgomery County, Maryland
My Commission Expires 11/7/2019

EXHIBIT A

Legal Description

Lying and being in Durham County, North Carolina, and being more particularly described as follows:

Being all of that lot or parcel of land described as Tract 1, containing 7.423 acres, more or less, as shown on plat and survey entitled "Final Plat, Recombination Map, Property of Erwin Square Limited Partnership & Erwin Square Office Tower I Limited Partnership" as recorded in Plat Book 138, Page 65, Durham County Registry.