

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Dec 15 04:17 PM NC Rev Stamp: \$ 1290.00
 Book: 8089 Page: 71 Fee: \$ 26.00
 Instrument Number: 2016044101
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,290.00

Parcel Identifier 0747-04-44-8145 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph B. Bass III, Manning, Fulton & Skinner, P.A., Post Office 20389, Raleigh, NC 27619-0389

Brief description for the Index: Lot 4, Page Road Office Recombination Plat, Plat Book 196, page 224

THIS DEED made as of this 15th day of December, 2016, by and between

GRANTOR	GRANTEE
Churchill Partners LLC, a North Carolina limited liability company c/o Tri Properties, Inc. 4309 Emperor Boulevard, Suite 110 Durham, NC 27703	LDS II, LLC, a North Carolina limited liability company Attention: Jim Marshall 3150 North Elm Street, Suite 206 Greensboro, NC 27408

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in the City of Durham, Durham County, North Carolina, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and, to the extent owned by Grantor, fixtures situated thereon and all and singular the tenements,

hereditaments, easements, rights and appurtenances thereto in anyway belonging, and all strips and gores, and any land lying in the bed of any adjoining street (collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7839, page 977, Durham County Registry.

None of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 196, page 223-224, Durham County Registry.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular title to the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming by, through, or under Grantor, but not otherwise.

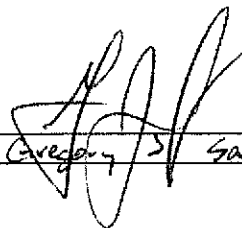
By acceptance of this Special Warranty Deed, Grantee agrees to and accepts all of the foregoing matters.

[Remainder of page intentionally left blank; signatures follow on next page.]

IN WITNESS WHEREOF, this instrument has been duly executed and shall be effective as of the day and year first above written.

CHURCHILL PARTNERS LLC, a North Carolina limited liability company

By: _____
Print/Type Name: Gregory J. Sanchez
Title: Manager



Wake County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he or she signed the foregoing document: Gregory J. Sanchez, Manager of Churchill Partners LLC, a North Carolina limited liability company.
(name of signer)

Date: December 13, 2016

(Affix Official Seal below)

Charlotte Messer
Official Signature of Notary Public
Notary Public
Print Name: CHARLOTTE MESSER

My commission expires: 1-8-2020

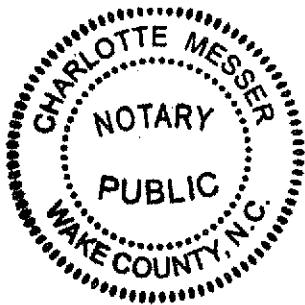


Exhibit A

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

BEING all of Lot 4, Page Road Office, containing approximately 1.85 acres, as shown on that plat titled "Page Road Office Recombination Plat" recorded October 6, 2016, in Plat Book 196, Page 223-224, Durham County Registry.

Exhibit B

1. All such valid and enforceable easements, covenants, conditions, restrictions and other matters of record, exclusive of any financial encumbrance arising by, through, or under Grantor, but not otherwise, such as a mortgage, deed of trust, or other debt security, attachment, judgment, lien for delinquent taxes, mechanic's or materialmen's lien, and each other monetary lien which is outstanding against the Property or any part thereof (excepting pending governmental and quasi-governmental assessments, special or otherwise).
2. The lien of the ad valorem property taxes and assessments for the year of 2017 and subsequent years.
3. Such matters and conditions as would be revealed by a current, accurate physical survey and/or inspection of the subject property.
4. Applicable local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.