

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 NOV 20 11:30:11 AM
 BK: 7827 PG: 681-685
 DEED
 FEE: \$26.00
 EXCISE TAX: \$18,600.00
 INSTRUMENT # 2015038889
 MDEGREE



2015038889

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 18,600.00

Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____ 20____
 by _____

Brief Description for the Index	Willowdaile Shopping Center	Record & Return to:
This instrument prepared by	McGuireWoods LLP	Riverside Abstract, LLC
<u>and after recording return to:</u>	1230 Peachtree Street, N.E., Suite 2100	212 Second Street, Suite 502
	Atlanta, Georgia 30309	Lakewood, NJ 08701
	Attention: John T. Grieb	RANC-1203

THIS DEED made this 19th day of November, 2015, by and between

GRANTOR	GRANTEE
<p>RCG-DURHAM, LLC, a Georgia limited liability company</p> <p>3060 Peachtree Road, Suite 400 Atlanta, Georgia 30305 Attention: Randy Garfinkle</p>	<p>WILLOWDAILE STAR HOLDINGS, LLC, a Delaware limited liability company</p> <p>1449 37th Street, Suite 216 Brooklyn, New York 11219 Attn: Ben Beitel</p>

Enter in appropriate block for each party: name, 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 RCG-DURHAM, LLC, a Georgia limited liability company, the Grantor, for valuable consideration paid by WILLOWDAILE STAR HOLDINGS, LLC, a Delaware limited liability company, the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the

Durham, Durham County, North Carolina and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings and improvements, all appurtenances, easements, rights of way, licenses, interests, alleys, strips or gores of land located on or pertaining to the real property.

TO HAVE AND TO HOLD the aforesaid real property with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee, Grantor hereby covenanting that Grantor will warrant and defend the title to said real property unto Grantee against the lawful claims and demands of all persons claiming under or through Grantor (but not otherwise).

The Property is conveyed SUBJECT TO those matters described on Exhibit "B" attached hereto and incorporated herein by reference.

[Remainder of Page Intentionally Left Blank; Signatures Appear on Next Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed as of the day and year first above written.

"GRANTOR":

RCG-DURHAM, LLC, a Georgia limited liability company

By: RCG Ventures Fund III, LP, a Georgia limited partnership, its manager

By: RCG Ventures Fund III GP, LLC, a Georgia limited liability company, its general partner

By: *Bradley R. Garner*
Bradley R. Garner
Executive Vice President

STATE OF GEORGIA
COUNTY OF Fulton

I certify that Bradley R. Garner, Executive Vice President of RCG Ventures Fund III GP, LLC, a Georgia limited liability company, general partner of RCG Ventures Fund III, LP, a Georgia limited partnership, manager of RCG-Durham, LLC, a Georgia limited liability company, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: 11-17-2015

Michelle Rooks Usey
(official signature of Notary)

Michelle Rooks Usey, Notary Public
(Notary's printed or typed name)

My commission expires: 10-01-2018



EXHIBIT "A"

Legal Description

WILLOWDAILE SHOPPING CENTER, DURHAM, NORTH CAROLINA

Tract One: Lying on the western side of Guess Road and the northern side of Horton Road, containing 7.974 acres, more or less, and being all of Lot 2 as shown on a plat entitled Property of Willowdaile Limited Partnership or Jarvis Enterprizes, Lot 2 Revised, Willowdaile Shopping Center, drawn by Gelbert, Poole & Associates, PA, Registered Land Surveyors, and being duly filed for record on October 7, 1985 in Plat Book 109 at Page 54 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

Tract Two: Lying, on the western side of Guess Road, containing 0.808 acres, more or less, and being all of Lot 2D as shown on a plat entitled Property of Willowdaile Limited Partnership or Jarvis Enterprizes, Lot 2 Revised, Willowdaile Shopping Center, drawn by Gelbert, Poole & Associates, PA, Registered Land Surveyors, and being duly filed for record on October 7, 1985 in Plat Book 109 at Page 54 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

Tract Three: Lying at the northwestern intersection of Guess Road and Horton Road, containing 0.918 acres, more or less, and being all of Lot 2C as shown on a plat entitled Property of Willowdaile Limited Partnership or Jarvis Enterprizes, Lot 2 Revised, Willowdaile Shopping Center, drawn by Gelbert, Poole & Associates, PA, Registered Land Surveyors, and being duly filed for record on October 7, 1985 in Plat Book 109 at Page 54 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2015, which are a lien, but not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in instrument recorded in Book 5812, Page 500, amended in Book 6296, Page 457, Durham County, Registry.
3. Easements as shown in Plat Book 105, Page 100 and Plat Book 109, Page 54, Durham County Registry.
4. Easement to Duke Power recorded in Book 1196, Page 241 and Book 1278, Page 449, Durham County, Registry.
5. Declaration of Reciprocal Easements and Party Wall Agreement by Willowdaile Limited Partnership recorded in Book 1224, Page 68, Durham County Registry.
6. Certificate of Withdrawal by Reason of Merger recorded in Book 2549, Page 327, Durham County, Registry.
7. Memorandum of Action recorded in Book 2718, Page 791, Durham County, Registry.
8. Consent Judgment in Civil Action 99-CVS-4498, Department of Transportation v. IRT Carolina recorded in Book 3736, Page 814, Durham County, Registry.
9. Rights of tenants pursuant to the Tenant Leases currently in effect on the date hereof with respect to the Property