



20150924000191390 DEED
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09/24/2015 11:59:14 AM 1/8

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$69990.00

[Handwritten signature]
[Handwritten initials]

**NORTH CAROLINA SPECIAL WARRANTY DEED
(ORANGE COUNTY)**

Excise Tax: \$69,990.00

Headquarters: PIN: 9799-89-1121
Lot 1: PIN: 9799-99-2932
Lot 2: PIN: 9799-99-1759
Lot 3: PIN: 9799-99-2779
Lot 5: PIN: 9799-99-2653
Lots 6 & 7: PIN: 9799-99-0499
Lot 8: PIN: 9799-99-0394
Lot 9: PIN: 9799-99-2312

YKB

Mail after recording to: Grantee

This instrument was prepared by:
Williams Mullen (Attn: Robert Charles Lawson), 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: 8 Parcels

THIS DEED made this 24th day of September, 2015, by and between:

GRANTOR	GRANTEE
<p>Corium LLC, a North Carolina limited liability company 5901 Chapel Hill Boulevard Durham, NC 27707</p>	<p>State Employees' Credit Union, a North Carolina nonprofit corporation State Employees' Credit Union 119 N. Salisbury Street 11th floor - Administration Raleigh, NC 27603</p>

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 Orange 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 instrument recorded in (i) Book 2368, Page 327, Orange County Registry (Headquarters) and (ii) Book 6019, Page 295, Orange County Registry, (Lot 1, Lot 2, Lot 3, Lot 5, Lots 6 & 7, Lot 8 and Lot 9).

A map showing the above-described property is recorded in (i) Map Book 56, Page 83, Orange County Registry (Headquarters) and (ii) Map Book 5, Page 107 and Map Book 6, Page 78, Orange County Registry (Lot 1, Lot 2, Lot 3, Lot 5, Lots 6 & 7, Lot 8 and Lot 9).

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 taxes for the year 2016 and subsequent years' ad valorem taxes and (ii) all easements, rights-of-way, restrictions, and declarations of public record.

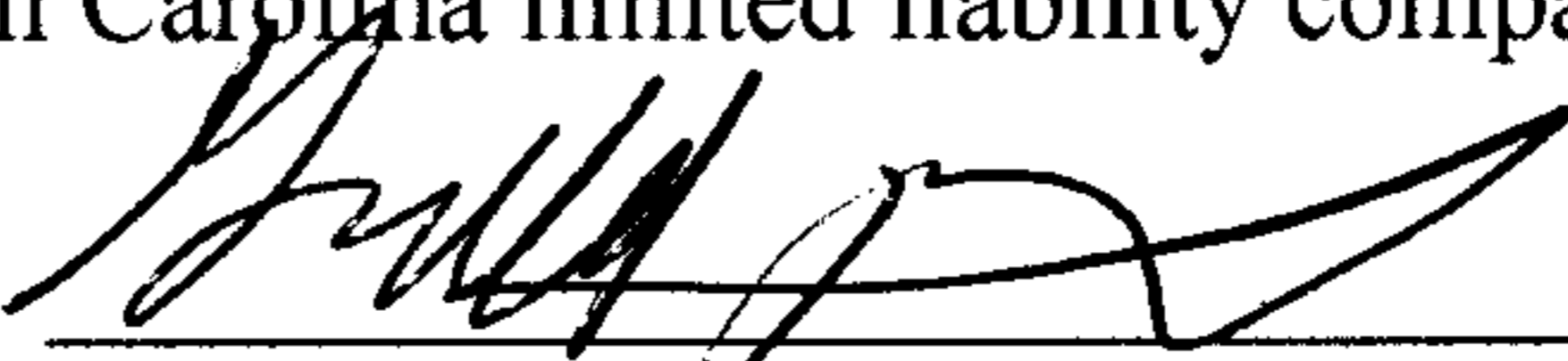
(Signature page follows)



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

GRANTOR:

Corium LLC,
a North Carolina limited liability company

By: 
Gerald Petkau, Chief Financial Officer

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gerald Petkau as Chief Financial Officer of Corium LLC, a North Carolina limited liability company.

Date: Date: September 24, 2015


Signature of Notary Public

T. William TEWES
Notary Printed Name

My Commission Expires: April 30, 2019





EXHIBIT A

Property Description

Headquarters Parcel (Durham County Parcel ID: 216517; Orange County PIN: 9799-89-1121)

Being that certain tract or parcel of land situated in Durham County, North Carolina (with Durham County Parcel ID: 216517) and Orange County, North Carolina (with Orange County PIN: 9799-89-1121) situated at 1830 Fordham Boulevard, Chapel Hill, NC 27514, and being more particularly described as follows:

State of North Carolina, County of Orange and Township of Chapel Hill, County of Durham and Township of Triangle, City of Chapel Hill, located on the South side of U.S. Highway 15-501, consisting of 38.969 acres, more or less, and BEING all of that property shown on the plat of survey thereof titled "North Carolina Blue Cross Blue Shield Incorporated" by Ayers Surveyors dated February 5, 1990, recorded January 29, 1991, in Plat Book 56, Page 83, Orange County Register of Deeds, to which reference is hereby made for a more particular description of same.

Lot 1 (Orange County PIN: 9799-99-2932):

Being that certain tract or parcel of land situated in Orange County, North Carolina (with PIN: 9799-99-2932) situated on the corner of E. Lakeview Drive and W. Lakeview Drive, Durham, NC 27707, and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern right-of-way line of Lakeview Drive West, said pipe being the northwestern corner of Lot 2 (Book of Maps 5, Page 107, Orange County Registry) and running thence with the right-of-way line of Lakeview Drive West n 37°54'33" e 124.07 feet to an existing iron pipe; thence continuing with Lakeview Drive West n 73°04'06" e 67.34 feet to an existing iron pipe on the western right-of-way line of east Lakeview Drive; thence with the right-of-way line of Lakeview Drive East s 28°53'00" e 111.65 feet to an existing right-of-way disk; thence continuing with Lakeview Drive East s 20°16'39" e 56.98 feet to an iron rod set in the northern line of Lot 103 (Book of Maps 6, Page 78, Orange County Registry); thence with the northern line of said Lot 103 n 85°54'20" w 110.53 feet to an iron rod set at the northeastern corner of Lot 2 (Book of Maps 5, Page 107); thence with the northern line of said Lot n 76°04'08" w 107.23 feet to the point and place of beginning, containing 0.433 acre.

The above-described property being all of Lots 101A and 101B (Book of Maps 6, Page 78) less that area deeded to department of transportation (Deed Book 630, Page 170, Orange County Registry) as shown on map titled "Boundary Survey - Lots No. 101A & 101B, Helen G. Roberson Subdivision" by Philip Post & Associates, dated March 20, 2008.

And being a portion of that property previously described as Lot 1 on that survey titled "Map Showing Portion of Cedar Terrace Annex - Property of Dr. Foy Roberson" by Credle



Engineering Company dated August 3, 1955, and recorded September 6, 1955, in Book of Maps 5, Page 107, Orange County Registry.

Lot 2 (Orange County PIN: 9799-99-1759):

Being that certain tract or parcel of land situated in Orange County, North Carolina (with PIN: 9799-99-1759) situated at 112 W. Lakeview Drive, Durham, NC 27707, and being more particularly described as follows:

Beginning at an existing iron pipe located at the southwest corner of Lot 1 as shown on that plat titled "Map Showing Portion of Cedar Terrace Annex - Property of Dr. Foy Roberson" by Credle Engineering Company dated August 3, 1955, and recorded September 6, 1955, in Plat Book 5, Page 107, Orange County Registry; said pipe also being located on the eastern right-of-way line of west Lakeview Drive (60-foot public right-of-way); running thence along the southern property line of Lot 1 (book 4499, Page 333) south $76^{\circ}04'08''$ east 107.23 feet to an existing iron rod at the northwest corner of Lot 3 as shown on the aforesaid plat; thence turning and leave the southern property line of Lot 1 and following the western property line of Lot 3 (Book 4642, Page 314) south $11^{\circ}26'54''$ west 164.80 feet to an existing iron pipe, the intersection of the southwest corner of Lot 3, the northwest corner of Lot 5, and the northeast corner of Lot 4, all as shown on the aforesaid plat; thence turning and following the northern property line of Lot 4 (Book 4139, Page 22) north $76^{\circ}36'20''$ west 135.05 feet to an existing iron pipe located on the eastern right-of-way line of West Lakeview Drive; thence turning and leaving the northern property line of Lot 4 and running along the eastern right-of-way line of West Lakeview Drive the following two (2) calls: (1) north $15^{\circ}22'37''$ east 10.62 feet to a point and (2) along a curve having a radius of 661.10 feet, a length of 156.99 feet, a chord direction of north $21^{\circ}24'58''$ east, and a chord of 156.63 feet to the point and place of beginning and being designated as Lot 2 (20,591 square feet; 0.473 acre by coordinate geometry) on that survey titled "Boundary Survey - Lot No. 2, Cedar Terrace Annex" by Philip Post & Associates dated November 3, 2008, which survey is hereby incorporated by reference for a more particular description of same.

And being the same property as described below:

All that certain lot or parcel of land situated in the town of Chapel Hill, Orange County, North Carolina, and more particularly described as follows:

Beginning at a stake in the eastern property line of Lakeview Drive West at the northwest corner of Lot 4 as shown on plat hereinafter referred to and running thence with said Lot, south 73 deg. 15' east 135.2 feet to a southwest corner of Lot #3; thence with said Lot north 14 deg. 45' east 164.8 feet to the southern edge of Lot #1; thence with said Lot north 78 deg. 15' west 107 feet to Lakeview Drive West; thence with said street in a curved line having a radius of 661.1 feet as it curves in a southerly direction a distance of 158 feet to a stake; thence continuing with said street south 18 deg. 10' west 10.6 feet to the beginning and being Lot #2 as shown on plat of portion of cedar terrace annex, property of Dr. Foy Roberson, located in Durham and Orange Counties, dated August 3, 1955, and recorded in Plat Book 5



at Page 107, Orange County Registry, which plat is hereby incorporated by reference for a more particular description of same.

Lot 3 (Orange County PIN: 9799-99-2779):

Being that certain tract or parcel of land situated in Orange County, North Carolina (with PIN: 9799-99-2779) situated at 102 E. Lakeview Drive, Durham, NC 27707, and being more particularly described as follows:

Beginning at a point which is located on the west side of Lakeview Drive and the northeast corner of Lot no. 5, cedar terrace annex, and running the following courses and distances: running thence north $80^{\circ} 24'$ west 131.77 feet to a stake; running thence north $14^{\circ} 45'$ east 165.15 feet to a stake; running thence south $82^{\circ} 26' 16''$ east 116.86 feet to a stake in the western margin of Lakeview Drive East; running thence along said margin south $5^{\circ} 54' 16''$ west and having a chord distance of 116.08 feet to a calculated point; running thence south $17^{\circ} 30'$ west 53.30 feet to the point and place of beginning, and being Lot no. 3, Cedar Terrace Annex, according to that survey by Freehold Land Surveys, Inc., dated 5 September 1990.

Lot 5 (Orange County PIN: 9799-99-2653):

Being that certain tract or parcel of land situated in Orange County, North Carolina (with PIN: 9799-99-2653) situated at 104 E. Lakeview Drive, Durham, NC 27707, and being more particularly described as follows:

Being all of Lot 105, property of Helen G. Roberson subdivision, as shown on the plat recorded in Plat Book 6, Page 78, Orange County Registry, to which plat reference is hereby made for a more particular description.

Lots 6 & 7 (Orange County PIN: 9799-99-0499):

Being that certain tract or parcel of land situated in Orange County, North Carolina (with PIN: 9799-99-0499) situated between E. Lakeview Drive and W. Lakeview Drive, Durham, NC 27707, and being more particularly described as follows:

Beginning at an existing iron pipe on the western right-of-way line of Lakeview Drive East, said pipe being the northeastern corner of Lot 59 (Book of Maps 6, Page 78, Orange County Registry) and running thence with the northern line of Lot 59 n $85^{\circ} 05' 58''$ w 121.76 feet to an existing iron pipe in the eastern line of Lot 8 (Book of Maps 5, Page 107); thence with the eastern line of Lot 8 n $07^{\circ} 28' 12''$ e 5.00 feet to an existing iron pipe at the northeastern corner of Lot 8; thence with the northern line of Lot 8 n $79^{\circ} 58' 15''$ w 144.23 feet to an existing iron pipe in the eastern right-of-way line of Lakeview Drive West; thence with said eastern right-of-way line n $10^{\circ} 03' 24''$ e 86.90 feet to a computed point; thence with a curve to the right (west of chord) having a radius of 2250.58 feet and a chord of n $10^{\circ} 28' 01''$ e 57.65 feet for a distance of 57.66 feet to an existing iron pipe on the eastern right-of-way line



of Lakeview Drive West; thence leaving Lakeview Drive West and running with the line of Peng Xin (Deed Book 4139, Page 22, Orange County Registry) s 80°02'08" e 139.74 feet to an existing iron pipe; thence with the line of Blue Cross and Blue Shield of North Carolina (Deed Book 4394, Page 490, Orange County Registry) s 82°26'50" e 124.87 feet to an existing iron pipe on the western right-of-way line of Lakeview Drive East; thence with the western right-of-way line, along a curve to the left (west of chord) having a radius of 970.00 feet and a chord of s 09°43'45" w 144.22 feet for a distance of 144.35 feet to the point and place of beginning, containing 0.882 acre and being all of Lots 60, 61, 62, 63, 64, and 65 (Book of Maps 6, Page 78) as shown on map titled "Boundary Survey - Lots No. 60-65, Helen G. Roberson Subdivision" by Philip Post & Associates, dated March 20, 2008.

And being all of that property previously described as Lots 6 and 7 on that survey titled "Map Showing Portion of Cedar Terrace Annex - Property of Dr. Foy Roberson" by Credle Engineering Company dated August 3, 1955, and recorded September 6, 1955, in Book of Maps 5, Page 107, Orange County Registry

Lot 8 (Orange County PIN: 9799-99-0394):

Being that certain tract or parcel of land situated in Orange County, North Carolina (with PIN: 9799-99-0394) situated at 98 W. Lakeview Drive, Durham, NC 27707, and being more particularly described as follows:

Beginning at an iron stake in the Eastern property line of Lakeview Drive West, said stake being North 132.1 feet from the Northern edge of Lakeview Drive South (extended) at the Southwest corner of Lot 6 as shown on plat hereinafter referred to and running thence with said lot South 76° 32' East 144.6 feet to lot 7; thence South 11° 55' West 154.6 feet to the Southwest corner of lot 9 in the Northern edge of Lakeview Drive South; thence with said street North 69° 02' West 129.9 feet to a stake, the beginning of a curve; thence in a curved line having a radius of 20 feet in a Northerly direction a distance of 28.8 feet to a stake in the east side of Lakeview Drive West; thence with said street North 13° 28' East 115.2 feet to the beginning and being Lot 8 as shown on plat of Cedar Terrace Annex, property of Dr. Foy Roberson, dated August 3, 1955, by Credle Engineering Company recorded in plat book 5 at page 107 Orange County Registry, to which plat reference is hereby expressly made for a more particular description of same, and being the same land conveyed to H.W. Hopper and wife, Gloria B. Hillis Hopper, by deed of Foy Roberson and wife, Helen G. Roberson, dated October 11, 1955, and recorded in the Office of the Register of Deeds of Orange County in Book 156, at Page 185.

This property is conveyed subject to certain restrictive covenants dated September 2, 1955, and recorded in Deed Book 155, at page 591, Orange County Registry, which are incorporated herein by reference.



Lot 9 (Orange County PIN: 9799-99-2312):

Being that certain tract or parcel of land situated in Orange County, North Carolina (with PIN: 9799-99-2312) situated at 105 E. Lakeview Drive, Durham, NC 27707, and being more particularly described as follows:

Beginning at a stake on the West side of Lakeview Drive East at the Southeast corner of Lot No. 60 as per plat and survey hereinafter referred to, and running thence with the West side of Lakeview Drive East as the same extends in a Southerly direction along a counterclockwise arc with a radius of 970 feet a distance of 157.9 feet to a stake; thence with the West side of Lakeview Drive East as the same extends in a Southwesterly direction merging with and becoming the north side of Lakeview Drive South, along a clockwise arc, a distance of 26 feet to a stake on the North side of Lakeview Drive South; thence with the North side of Lakeview Drive South, North 69° 12' West 130.4 feet to a stake; thence North 14° 45' East 149.5 feet to a stake, Southwest corner of Lot No. 60; thence with the South side of Lot No. 60 South 79° 10' East 122 feet to a stake on the West side of Lakeview Drive East, the point and place of Beginning, and being Lots 57, 58 and 59 as per plat and survey thereof entitled "Property of Helen G. Roberson – Cedar Terrace Annex" dated May 1957, by Hunter Jones, C.E., of record in Plat Book 6, at Page 78, Orange County Registry, to which reference is hereby made of a more particular description of same.