

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 MAY 04 12:23:36  
BK: 7693 PG: 815-818  
DEED  
FEE: \$26.00  
EXCISE TAX: \$1,137.00  
INSTRUMENT # 2015013037  
SCEARNEL



Excise Tax \$1,137.00 Recording Time, Book and Page \_\_\_\_\_  
Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 0748-02-78-0434 \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

This instrument was prepared by: Charles E. Nichols, Jr., Nichols Law PA, 4441 Six Forks Road, Suite 106-146, Raleigh, NC 27609 (without title examination)

Mail after recording to: Debbie Crabtree, Scannell Properties, 800 East 96<sup>th</sup> Street, Suite 175, Indianapolis, IN 46240

Brief description for the Index: Approx. 10.607 Acres, Triangle Township, Durham County, NC

**NORTH CAROLINA DEED OF CONTRIBUTION**

THIS DEED made as of this 4th day of May, 2015, by and between

**GRANTOR**

**GRANTEE**

SCP Developers TBC, LLC, a North Carolina limited liability company

1000 Twin Creek, LLC, an Indiana limited liability company

800 East 96<sup>th</sup> Street, Suite 175  
Indianapolis, Indiana 46240

800 East 96<sup>th</sup> Street, Suite 175  
Indianapolis, Indiana 46240

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, and which includes membership or other interests in Grantee, has and by these presents does hereby contribute, grant, bargain, and convey unto the Grantee in fee

simple, all of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

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

The Property was acquired by Grantor by instrument recorded in Book 7640, Page 68, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B attached hereto.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

SCP Developers TBC, LLC, a North Carolina limited liability company

By: [Signature]  
Name: James C. Carlino  
Title: Manager

STATE OF INDIANA :  
COUNTY OF HAMILTON :

I certify that the following person personally appeared before me this day, acknowledging to me that to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: [INSERT NAME OF PERSON SIGNING DEED] James C. Carlino, Manager

Date: April 21, 2015

Notary Public: [Signature]  
Printed Name: Shannon Parkhurst  
My Commission Expires: December 28, 2019

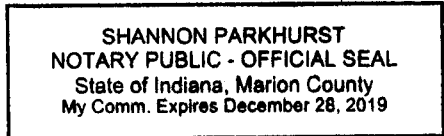


EXHIBIT A

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF TWIN CREEKS COURT AND ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY HANOVER ACQUISITION 5 LLC AS RECORDED IN DEED BOOK 7148, PAGE 216 AND ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF LOT 3 AS SHOWN IN PLAT BOOK 126, PAGE 202, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 24.93 FEET, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CHORD DIRECTION OF SOUTH 73°33'38" EAST AND A CHORD DISTANCE OF 24.91 FEET TO A POINT; THENCE SOUTH 77°03'25" EAST A DISTANCE OF 615.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 21.68 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, CHORD DIRECTION OF SOUTH 52°12'49" EAST AND A CHORD DISTANCE OF 21.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 93.13 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CHORD DIRECTION OF SOUTH 71°50'11" EAST AND A CHORD DISTANCE OF 84.06 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°35'52" WEST A DISTANCE OF 301.78 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 18°09'28" WEST A DISTANCE OF 271.21 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88°10'21" WEST A DISTANCE OF 655.39 FEET TO A POINT; THENCE NORTH 01°48'26" EAST A DISTANCE OF 722.85 FEET TO THE POINT OF BEGINNING, CONTAINING 10.6092 ACRES MORE OR LESS.

EXHIBIT B

- 1 Taxes or assessments for the year 2015, and subsequent years, not yet due or payable.
- 2 Any right of way or easement affecting the Title disclosed by plat(s) recorded in Plat Book 126 at Page 202; Plat Book 103 at Page 42; Plat Book 113 at Page 175; Plat Book 107 at Pages 166 and 167; Plat Book 117 at Page 40; and Plat Book 132 at Page 97, all Durham County Registry, and shown on "The Survey". Plat in Plat Book 107 at Page 167 reveals the following:
  - a. Twenty-foot (20') drainage easement; and
  - b. Fifteen-foot (15') utility easement.
- 3 Any right of way and easement affecting the Title regarding the following matters disclosed by survey entitled "ALTA/ACSM Land Title Survey of PARCEL 5 Triangle Business Center" by G. Scott Wilson, P.L.S., dated June 18, 2014, last revised January 26, 2015, hereinafter referred to as "The Survey".
  - a. 100 year flood line;
  - b. Manholes; transformer, telephone pedestal; RCPs of varying widths; water valves; light poles; fire hydrant; junction boxes; and risers
- 4 Covenants, conditions, restrictions, easements, and liens provided for in Amended and Restated Declaration with Respect to Covenants and Restrictions Affecting Triangle Business Center recorded in Book 1721 at Page 125, Durham County Registry (shown on "The Survey"); First Modification to Amended and Restated Declaration with Respect to Covenants and Restrictions Affecting Triangle Business Center recorded in Book 2150 at Page 858, Durham County Registry (shown on "The Survey"); and Triangle Business Center Property Owners Association – Resignation of Declarant recorded in Book 2150 at Page 869, Durham County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s).
- 5 Easements to Duke Power Company recorded in Book 264 at Page 290 and Book 265 at Page 222, Durham County Registry.
- 6 Easements to Duke Power Company recorded in Book 264 at Page 291 and Book 1473 at Page 475, Durham County Registry