

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 SEP 14 10:16:57 AM
BK:8019 PG:853-856
DEED
FEE: \$26.00
EXCISE TAX: \$22,800.00
INSTRUMENT # 2016031572
APRILJ



2016031572

Excise Tax \$ 22,800.00

Recording Time, Book and Page _____

Parcel Identifier No. 0748-02-78-0434; Verified by Durham County on the _____ day of _____, 2016, by:

Return To:
Mail after recording to: First American Title
666 Third Avenue
New York, New York 10017
Attn:

This instrument was prepared by: Greenberg Traurig, LLC
200 Park Avenue
New York, New York 10166
Attention: Kristen J. Lonergan, Esq

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

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED to be effective as of this 8 day of September, 2016, by and between

GRANTOR	GRANTEE
1000 TWIN CREEK, LLC , An Indiana limited liability company	GPT TWIN CREEKS COURT OWNER, LP , a Delaware limited partnership
Address: 800 E. 96 th Street, Suite 175 Indianapolis, IN 46240	Address: c/o Grammercy Property Trust 521 Fifth Avenue, 30 th Floor New York, New York 10175

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 of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by 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 City of Durham Triangle Township, Durham County, North Carolina and more fully described on Exhibit "A" attached hereto (the "Property").

The Property was acquired by Grantor by instrument recorded in Book 7693 page 815.

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

A map showing the above described property is recorded in Plat Book 132 page 97.

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, other than the following exceptions:

- (a) all liens, easements, covenants, conditions, restrictions and other matters of record or apparent; and
- (b) a lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property

[signature page follows]

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

1000 TWIN CREEK, LLC,
an Indiana limited liability company

By: *James C. Carlino*
Name: *James C. Carlino*
Title: *Manager*

ACKNOWLEDGMENT

State of Indiana

County of Hamilton

On *August 31*, 2016 before me, *Joy R. Jackson*, personally appeared *James C. Carlino, Manager*, (here insert name and title of the officer) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Joy R. Jackson*
(Seal)

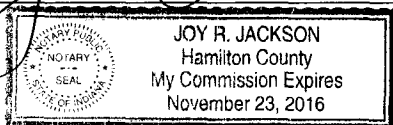


EXHIBIT A
LEGAL DESCRIPTION

The following described land, situated in the County of **Durham**, State of **North Carolina**.

BEGINNING at an existing iron pin located in the southern right-of-way line of Twin Creeks Court (60 foot right-of-way), and having N.C. Grid Coordinates of N=788749.6271 and E=2046611.0267, and running thence with the southern right-way-line of Twin Creeks Court along a curve to the left, having a radius of 205.00 feet, an arc distance of 24.85 feet, and a chord bearing and distance of South 73 degrees 33 minutes 48 seconds East 24.84 feet to a point; thence, continuing with the southern right-of-way line of Twin Creeks Court South 77 degrees 02 minutes 12 seconds East 615.19 feet to a point; thence, continuing along the southern right-of-way line of Twin Creeks Court, along a curve to the right, having a radius of 25.00 feet, an arc distance of 21.68 feet, and a chord bearing and distance of South 52 degrees 11 minutes 36 seconds East 21.01 feet to a point; thence, continuing along such right-of-way along a curve to the left, having a radius of 60.00 feet, an arc distance of 93.13 feet, and a chord bearing and distance of South 71 degrees 48 minutes 58 seconds East 84.06 feet to an existing iron pin; thence, leaving such right-of-way, South 00 degrees 36 minutes 43 seconds West 301.66 feet to an existing iron pin; thence South 18 degrees 10 minutes 55 seconds West 271.19 feet to an existing iron pin; thence along land now or formerly of General Electric Company North 88 degrees 10 minutes 08 seconds West 655.39 feet to an existing iron pin; thence North 01 degrees 49 minutes 53 seconds East 722.85 feet to the point and place of **BEGINNING**, containing 10.607 acres, and being Lot 4 as shown on plat of survey entitled "Property of Wachovia Bank of North Carolina, N.A. as Trustee for the Wachovia Real Estate Fund" dated October 23, 1995, and last revised November 28, 1995, prepared by Bass, Nixon and Kennedy, Inc., Consulting Engineers. See also Plat Book 132, Page 97, Durham County Registry.