

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2022 Apr 25 12:49 PM**  
**Book: 9677 Page: 75**  
 NC Rev Stamp: \$ 57400.00 Fee: \$ 26.00  
 Instrument Number: 2022017259  
 DEED

Excise Tax \$ 57,400.00

Recording Time, Book and Page

Parcel ID 157292; PIN 0748-02-78-0434 Verified by Durham County on the \_\_\_ day of \_\_\_\_\_, 2022 by

Mail after recording to:  
 Venable LLP  
 750 E. Pratt Street, Suite 900  
 Baltimore, MD 21202  
 Attn: Alexander Belman

1094452-A

This instrument was prepared by:  
 Latham & Watkins LLP  
 1271 Avenue of the Americas  
 New York, New York 10020  
 Attn: Daniel A. Soso, Esq.

Brief Description for the index **1002 Twin Creeks Court**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this the 12<sup>th</sup> day of April, 2022, by and between

GRANTOR	GRANTEE
<p><b>GPT Twin Creeks Court Owner, LP,</b>                      a Delaware limited partnership</p> <p><u>Tax Mailing Address</u>  <b>90 Park Avenue, 32<sup>nd</sup> Floor</b>  <b>New York, New York 10016</b></p>	<p><b>LPF Raleigh Growth Industrial, LLC,</b>                      a Delaware limited liability company</p> <p><u>Tax Mailing Address</u>  <b>333 West Wacker Drive, Suite 2300</b>  <b>Chicago, IL 60606</b>  <b>c/o LaSalle Investment Management</b></p>
<p>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.</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.

submitted electronically by "First American Title Insurance Company - NCS North Carolina" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that the Grantor, for a 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 Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

**The Property does not include the primary residence of Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 8019 at Page 853** in the Durham County Register of Deeds.

A map showing the above described property is recorded in **Plat Book 196, Page 190** in the Durham County Register of Deeds.

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:

**All enforceable easements, conditions and restrictions of record.**

**{SIGNATURE PAGE FOLLOWS}**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed the day and year first above written.

**GPT TWIN CREEKS COURT OWNER LP**

By: [Signature]  
Name: **Sonya A. Huffman**  
Title: **Authorized Signatory**

STATE OF Pennsylvania  
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sonya A. Huffman personally and voluntarily appeared before me this day and acknowledged that she is the Authorized Signatory of GPT TWIN CREEKS COURT OWNER LP, a Delaware limited partnership, and that by the authority duly given, and as the act of said company, the foregoing instrument was signed in its name.

Witness my hand and official seal, this the 25<sup>th</sup> day of March, 2022.

[Signature]  
Notary Public  
Name typed/printed: Laura Kelly

(SEAL)

My Commission Expires: 

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL Laura Kelly, Notary Public Montgomery County My Commission Expires 08/20/2024 Commission Number 1298046
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EXHIBIT ALEGAL 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.