

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2018 Jun 25 09:08:45 AM  
BK:8451 PG:685-690  
DEED  
FEE: \$26.00  
INSTRUMENT # 2018021669  
EXCISE TAX: \$34,600.00



Excise Tax: \$ 34,600.00

Recording Time, Book and Page

Tax Lot No.: 157964 and 157965 Parcel Identifier No. 0747-04-64-6210 and 0747-04-64-9224

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

✱ Mail after recording to First American Title Insurance, 201 S. College St., ste. 1440  
Charlotte, NC 28244

This instrument was prepared by Ann Marie Vera of Crown Realty & Development, Inc., 3000 Airway Avenue, Suite 200, Costa Mesa, CA 92626

Brief Description For The Index: ALL OF LOT C-6 and LOT C-7 OF IMPERIAL CENTER, DURHAM, NORTH CAROLINA

902029-1

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS DEED** made this 20 day of June, 2018, by and between

**GRANTOR**

CROWN CHELSEA ASSOCIATES, LLC and  
CROWN OXFORD ASSOCIATES, LLC,  
each a Delaware limited liability company  
**Address:**  
3000 Airway Avenue., Suite 200  
Costa Mesa, CA 92626

**GRANTEE**

THREECO PARTNERS, LLC, a North Carolina  
limited liability company  
**Address:**  
100 Ashford Center North, Suite 310  
Atlanta, GA 30338

The designation Grantors 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 Grantors, 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 the City of Durham, Durham County, North Carolina and more particularly described on Exhibit A attached hereto ("Property").

The Property was acquired by Grantors by instrument 2007056659 recorded in Book 5830 Page 482 and instrument 2007056668 recorded in Book 5830 Page 524, Register of Deeds in Durham County, North Carolina.

The Property hereinabove described does not include the primary residence of a grantor of this Deed.

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

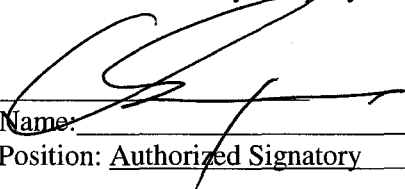
And Grantors covenant with the Grantee, that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, except for the exceptions hereinafter stated:

*The lien of real estate taxes and assessments not delinquent and any and all easements, reservations, restrictions of record, and all other matters of record.*

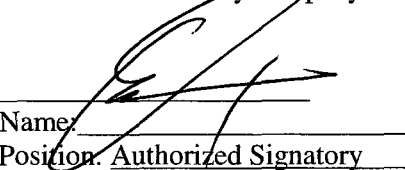
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

**GRANTORS:**

CROWN CHELSEA ASSOCIATES, LLC  
a Delaware limited liability company

By:   
Name: \_\_\_\_\_  
Position: Authorized Signatory

CROWN OXFORD ASSOCIATES, LLC  
a Delaware limited liability company

By:   
Name: \_\_\_\_\_  
Position: Authorized Signatory

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

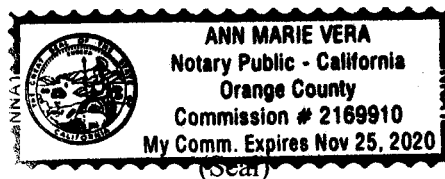
State of California )  
County of Orange )

On June 18, 2018, before me, Ann Marie Vera, a Notary Public, personally appeared Robert A. Flaxman, 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Ann Marie Vera*



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

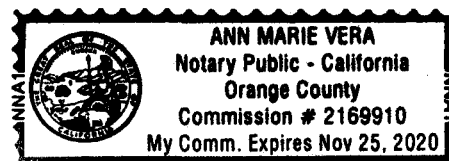
State of California )  
County of Orange )

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Ann Marie Vera*



(Seal)

**EXHIBIT "A"**  
**TO SPECIAL WARRANTY DEED**

**PROPERTY**

TRACT 1: (Chelsea)

PARCEL 1 FEE:

ALL OF LOT C-6 IMPERIAL CENTER AS SHOWN ON THAT PLAT ENTITLED LOTS C-6 IMPERIAL CENTER RECORDED WITH THE DURHAM COUNTY REGISTRY ON AUGUST 19, 1987 IN BOOK 115, PAGE 74, AND PREPARED BY KENNETH CLOSE, INC., LAND SURVEYING.

TRACT 2: (Oxford)

PARCEL 1 FEE:

BEING ALL OF LOT C-7 OF IMPERIAL CENTER (CONTAINING 4.2303 ACRES, MORE OR LESS), AS SHOWN ON THAT PLAT ENTITLED "LOTS C-6 & C-7 IMPERIAL CENTER" PREPARED BY KENNETH CLOSE, INC. AND RECORDED IN PLAT BOOK 115, PAGE 74, DURHAM COUNTY REGISTRY.

Permitted Exceptions

1. Taxes for the year 2018, 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 Declarations, recorded in Book 1157, Page 237; as supplemented and amended by Amendment to Declaration recorded in Book 1468, Page 914; Second Amendment to Declaration recorded in Book 1659, Page 799; Third Amendment to Declaration recorded in Book 2548, Page 431; Amended and Restated Declaration recorded in Book 2870, Page 21; Supplemental Amendment to Amended and Restated Declaration recorded in Book 2902, Page 574; Assignment and Assumption of Declarant's Rights and Obligations under the Amended and Restated Declaration for Imperial Center Business Park recorded in Book 3658, Page 122; Second Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park recorded in Book 3759, Page 753; Third Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park recorded in Book 4377, Page 609; Fourth Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park recorded in Book 4564, Page 832; And Fifth Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park recorded in Book 7871, Page 939, Durham County Registry.

**The following exceptions apply to Tract 1 and Tract 2:**

3. Easement to Duke Power Company recorded in Book 1168, Page 5, Durham County Registry.
4. Easement to Duke Power Company recorded in Book 1186, Page 579, Durham County Registry.
5. Easement to Duke Power Company recorded in Book 1188, Page 501, Durham County Registry.
6. Easement to Duke Power Company recorded in Book 1144, Page 46, Durham County Registry.
7. Easement to Petula Associates, Ltd. recorded in Book 2112, Page 305, Durham County Registry as approximately shown on the Survey of Tract 1. As affected by Amendment recorded in Book 2274, Page 682, and as approximately shown on Tract 1 Survey. (As to Tract 1 Only)
8. Easements and any other facts as shown on plat recorded in Plat Book 134, Page 63, Durham County Registry.
9. Easements and any other facts as shown on plat recorded in Plat Book 106, Page 3, Durham County Registry, and as approximately shown on Tract 1 Survey and Tract 2 Survey.

10. Declaration of Easements and Maintenance Agreement with rights of others in and to the use of therein recorded in Book 2418, Page 161, Durham County Registry.
11. Easements and any other facts as shown on plat recorded in Plat Book 132, Page 164, Durham County Registry, and as approximately shown on Tract 2 Survey. (As to Tract 2 Only)
12. Limited Access Easement Agreement by and between Petula Associates, Ltd. and Principal Life Insurance Company, recorded in Book 2674, Page 408, Durham County Registry, and as approximately shown on Tract 2 Survey. (As to Tract 2 only)
13. Any facts, rights, interests or claims that may exist or arise by reason of the matters disclosed by ALTA/ACSM survey entitled "ALTA/ACSM Land Title Survey of Lot C-5 Imperial Center Cambridge Building" made by WithersRavenel and dated November 2, 2016, designated as Project No. 05160587.00 ("Tract 1 Survey") as follows: (a) 20' Project Boundary Buffer; (b) 30' Transitional use area buffer; (c) possible curb encroachments along northeasterly and southeasterly property lines; (d) rights of others to use and access to storm water line; (e) underground sanitary sewer line; (f) service utilities as indicated by water meters, water manholes, underground electric line paint marks, light poles, ground lights, electric box, electric stubout, underground fiber optic box, underground utility box, generator, transformer, cable box and hand hold; (g) signs; (h) irrigation control valves; (i) catch basins; (j) back flow preventer valve; (k) storm manholes; (l) rights of others to use and access to underground storm water line; (m) signs; and (n) dumpster pad.
14. Any facts, rights, interests or claims that may exist or arise by reason of the matters disclosed by ALTA/ACSM survey entitled "ALTA/ACSM Land Title Survey of Lot C-4 Imperial Center Canterbury Building" made by WithersRavenel and dated November 2, 2016, last revised January 26, 2017, designated as Project No. 05160587.00 ("Tract 2 Survey") as follows: (a) 20' Project Boundary Buffer; (b) 30' Transitional use area buffer; (c) possible curb encroachment along southeasterly property line; (d) service utilities as indicated by water meters, water manholes, light poles, ground lights, electric box, underground fiber optic box, underground utility box, generator, transformer, cable box and hand hold; (e) irrigation control valves; (f) catch basins; (g) back flow preventer valve; (h) storm manholes; (i) rights of others to use and access to underground storm water line; (j) signs; and (k) dumpster pad.

**The following exceptions apply to Tract 3 and Tract 4:**

15. Easement to Time Warner Communications of Raleigh, L.P. and Time Warner Entertainment Advance/Newhouse Partnership, L.P. recorded in Book 6831, Page 1; erroneously recorded in Wake County Registry and then subsequently recorded in Book 5830, Page 461, Durham County Registry.
16. Easement to Duke Power Company recorded in Book 1144, Page 46, Durham County Registry.

17. Right(s) of way to Duke Power Company recorded in Book 1186, Page 579, Durham County Registry.
18. Easements and any other facts as shown on plat recorded in Plat Book 115, Page 74, Durham County Registry.
19. Terms, provisions, covenants, conditions easements and restrictions as provided in No Protest Covenant recorded in Book 6046, Page 879, Durham County Registry.
20. Easements and any other facts as shown on plat recorded in Plat Book 177, Page 93 and Page 95, Durham County Registry. (Affecting Tract 2 only) (Including but not limited to, Duke Power easements)
21. Cemetery or burial grounds, together with the right of ingress and egress to such burial grounds. (Affecting Tract 2)