

REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2020 Dec 17 03:32:37 PM  
 BK:9171 PG:863-868  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2020056014  
 EXCISE TAX: \$33,860.00  
 SMMARSH



### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$33,860.00

Parcel Identifier Nos.: 0738-41-90-2960 (Parcel One); 0738-50-27-7094 (Parcel Two)

Mail after recording to: Grantee

This instrument was prepared by: Ellis & Winters LLP (LEB) 4131 Parklake Avenue, Suite 400 | Raleigh, NC 27636

Brief description for the Index:

THIS DEED made this 17<sup>th</sup> day of December, 2020, by and between

GRANTOR	GRANTEE
<p><b>TRIANGLE SERVICE CENTER, INC.</b>            a North Carolina corporation</p> <p>12 Davis Drive            P.O. Box 1225            Research Triangle Park, NC 27709</p>	<p><b>THOR HSRE RESEARCH TRIANGLE PARK PROPCO II, LP</b>, a Delaware limited partnership</p> <p>c/o Thor Equities, LLC            25 West 39th Street            New York, NY 10018</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 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, parcel of land or condominium unit situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 317, Page 184.

A map showing property including the above described property is recorded in Plat Book 53, Page 2.

The property herein conveyed does not include the primary residence of a Grantor.

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:

1. Ad valorem taxes for the year 2020 and subsequent years;
2. The items of record on **Exhibit B** attached hereto and incorporated herein by reference.