


FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 JUN 03 03:57:03 PM
 BK:7716 PG:285-290
 DEED
 FEE: \$26.00
 EXCISE TAX: \$4,000.00
 INSTRUMENT # 2015017216
 SCEARNEL



2015017216

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,000.00

Parcel Identifier No.: 0758-01-27-3876

This instrument was prepared by and mail after recording to:

Wyrick Robbins Yates & Ponton LLP (EAV), 4101 Lake Boone Trail, Suite 300, Raleigh, NC 27607

Brief Description for the Index: Alexander Industrial Park/LT 2, Plat Book 183, Page 388

THIS DEED made this 2nd day of June, 2015, by and between:

GRANTOR	GRANTEE
Alexander Industrial Park Associates, LLC, a North Carolina limited liability company 8310 Bandford Way Raleigh, NC 27615	WBTH, LLC, A Delaware limited liability company 5956 Sherry Ln., Ste. 1000 Dallas, TX 75225 Attn: Daniel A. Traylor

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 Grantor, 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 as follows:

See Exhibit A which is attached hereto and incorporated herein by reference.

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

A portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5194, Page 841, Durham County Registry.

A map showing the above-described property is recorded in Book of Maps 183, Page 388, Durham County Registry.

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

And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

See attached Exhibit B.

(Signature page follows)

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

Alexander Industrial Park Associates, LLC,
a North Carolina limited liability company

By: [Signature]
Name: K. Neil Morris
Title: Manager

STATE OF North Carolina

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: K. Neil Morris, Manager of Alexander Industrial Park Associates, LLC, a North Carolina limited liability company.

Date: June 1, 2015.

[Signature]

Notary Signature

Mary Ellen Potanovic

Notary Printed Name

My Commission Expires: 6/15/2018



(Official Seal)

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

Alexander Industrial Park Associates, LLC,
a North Carolina limited liability company

By: *Russell Gay*
Name: Russell Gay
Title: Manager

STATE OF N.C.

COUNTY OF Wake

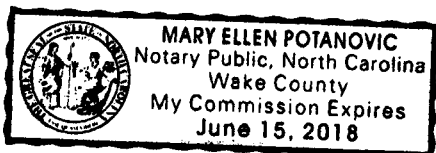
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Russell Gay, Manager of Alexander Industrial Park Associates, LLC, a North Carolina limited liability company.

Date: June 1, 2014.

Mary Ellen Potanovic
Notary Signature

Mary Ellen Potanovic
Notary Printed Name

My Commission Expires: 6/15/2018



(Official Seal)

EXHIBIT A

BEING all of that parcel of land known as Lot 2 containing 50.29 acres and shown on plat titled "Survey for Lots 2 & 3 Alexander Industrial Park", dated April 29, 2009, prepared by Michael E. Dickerson, PLS, of Withers & Ravenel, and recorded in Plat Book 183, Page 388, Durham County Registry.

EXHIBIT B
Permitted Exceptions in Durham County Registry

1. Taxes for the year 2015 and subsequent years, not yet due and payable;
2. Easements, setback line and any other matters shown on plat recorded in Plat Book 182, Pages 310 & 312 and Plat Book 183, Pages 386 & 388;
3. Sanitary Sewer Easement recorded in Book 1385, Page 265;
4. Sanitary Sewer Easement recorded in Book 1385, Page 259;
5. Right(s) of way in favor of American Telephone & Telegraph Company as recorded in Book 1472, Page 742;
6. Easement(s) in favor of Duke Power Company as recorded in Book 1489, Page 949; Book 1311, Page 484; Book 930, Page 406; Book 437, Page 601; Book 424, Page 34 and Book 415, page 231;
7. Easement(s) in favor of Duke Energy Corporation as recorded in Book 2615, page 987;
8. Annexation Ordinance to City of Durham recorded in Book 5052, page 450;
9. Secondary Road Right of Way Agreement in favor of North Carolina Department of Transportation recorded in Book 7478, Page 87;
10. Other matters which might be disclosed by an accurate survey of the Property.