

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 FEB 11 12:20:04
BK:7871 PG:926-930
DEED
FEE: \$26.00
EXCISE TAX: \$1,280.00
INSTRUMENT # 2016004078
APRILJ



NORTH CAROLINA

DURHAM COUNTY

SPECIAL WARRANTY DEED

Excise Tax \$1,280.00

Mail after recording to Grantee

This instrument was prepared by Stephanie C. Powell, Morningstar Law Group, 630 Davis Drive, Suite 200, Morrisville, North Carolina 27560

Brief description for the Index: 13.34 acres
 1050 Parliament Court
 Durham, North Carolina

THIS SPECIAL WARRANTY DEED is made this 8th day of February, 2016, by and between L C Industries Inc. (formerly known as L C Ind, Inc.), a North Carolina nonprofit corporation with a mailing address of 4500 Emperor Boulevard, Durham, North Carolina 27713 (the "Grantor") and SP Shiloh, LLC, an Indiana limited liability company with a mailing address of 800 East 96th Street, Suite 175, Indianapolis, Indiana 46240 (the "Grantee").

WITNESSETH:

That 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 the County of Durham, State of North Carolina, and more particularly described on Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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: (i) ad valorem real estate taxes for the year of closing and subsequent years not yet a lien on the Property, (ii) all easements and rights of ways, covenants, agreements, restrictions, development agreements, or other matters affecting the Property which are of record in the Durham County Register of Deeds, (iii) all site plans, development plans, zoning ordinances, regulations and any other ordinances or regulations affecting the Property, including existing violations thereof, if any, (iv) easements, rights of way, encroachments and boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the Property, (v) rights of way of streets, (vi) those title exceptions shown on Exhibit B attached hereto and incorporated herein by reference and (vii) other matters set forth in the Title Commitment obtained by Grantee.

Grantor acquired the Property by instrument recorded in Book 4201, Page 907, Durham County Registry.

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 the context.

The Property does not include the primary residence of Grantor.

[SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the day and year first above written.

GRANTOR:

L C INDUSTRIES INC. (formerly known as L C Ind, Inc.)

By: William L. Hudson
William L. Hudson

Title: Chief Executive Officer

STATE OF Arizona

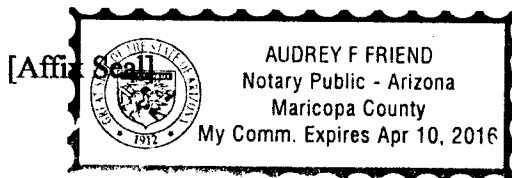
COUNTY OF Maricopa

I, Audrey F. Friend, a Notary Public of the County and State aforesaid, certify that William L. Hudson, Chief Executive Officer of L C Industries Inc., whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC Driver's License
- A credible witness has sworn to the identity of the principal(s).

personally appeared before me this day and acknowledged that he voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal this the 8th day of February, 2016.



Audrey F. Friend
Notary Public

Audrey F. Friend
Print Name

My Commission Expires: April 10, 2016

EXHIBIT A

Deed

L C Industries Inc.
to
SP Shiloh, LLC

State of North Carolina, County of Durham, Township of Triangle, BEGINNING at an existing iron pipe located in the property line of the now or formerly Ruby D. Ransdell property described in deed recorded in Book 393, page 657, Durham County Registry, and said pipe being the Southeast corner of Lot S-12, Imperial Center as shown on plat of survey recorded in Plat Book 119, page 181, Durham County Registry, and running thence with the Eastern property line of said Lot S-12, Imperial Center, Three (3) calls as follows: (1) North 28 deg. 46 min. 41 sec. East 792.70 feet to an iron pipe found; (2) North 08 deg. 11 min. 59 sec. East 225.03 feet to an iron pipe found; and (3) North 20 deg. 37 min. 17 sec. West 412.17 feet to an iron pipe found located in the Southeastern edge of the right-of-way of Parliament Court; thence with said right-of-way of Parliament Court Five (5) calls as follows: (1) in a Northerly direction along a curve to the left having a radius of 55.00 feet, an arc distance of 98.96 feet, and a chord bearing and distance of North 17 deg. 50 min. 05 sec. East 86.14 feet to an iron pipe found; (2) in a Northerly direction along a curve to the right having a radius of 25.00 feet, an arc distance of 22.40 feet, and a chord bearing and distance of North 08 deg. 02 min. 21 sec. West 21.66 feet to an iron pipe found; (3) North 17 deg. 34 min. 15 sec. East 117.56 feet to an iron pipe found; (4) in a Northerly direction along a curve to the right having a radius of 121.81 feet, an arc distance of 50.02 feet, and a chord bearing and distance of North 29 deg. 32 min. 38 sec. East 49.67 feet to an iron pipe found; and (5) in a Northerly direction along a curve to the right having a radius of 20.00 feet, an arc distance of 19.50 feet, and a chord bearing and distance of North 68 deg. 33 min. 29 sec. East 18.74 feet to an iron pipe found, a corner with property of the now or formerly Ransdell Heirs; thence with the property line of said Ransdell Heirs Two (2) calls as follows: (1) South 07 deg. 00 min. 11 sec. East 317.85 feet to an iron pipe found and (2) South 87 deg. 03 min. 22 sec. East 222.38 feet to an iron pipe found; thence South 33 deg. 40 min. 18 sec. East 128.54 feet to a DOT disc; thence South 03 deg. 27 min. 38 sec. East 197.54 feet to a DOT disc; thence South 26 deg. 11 min. 57 sec. East 139.74 feet to a DOT disc; thence South 09 deg. 38 min. 02 sec. West 256.97 feet to an iron pipe found, a corner with the property of the now or formerly Floria Mae Glenn described in deed recorded in Book 2223, page 853, Durham County Registry; thence with the property line of said Floria Mae Glenn South 08 deg. 11 min. 00 sec. West 209.93 feet to an iron pipe found, a corner with the property of the now or formerly NC Department of Transportation described in deed recorded in Book 1719, page 149, Durham County Registry; thence with the property line of said NC Department of Transportation South 08 deg. 12 min. 04 sec. West 372.85 feet to an iron pipe found located in the property line of the above-referenced Ruby D. Ransdell; thence with the property line of said Ruby D. Ransdell North 88 deg. 26 min. 00 sec. West 649.23 feet to the point and place of BEGINNING, containing 13.34 acres, and designated as Lot S-13, Imperial Center, according to plat of survey titled "Project: Surrey Place, 13.34 acres, Parliament Court, Imperial Center, Triangle Township, Durham County, North Carolina", dated October 3, 2001, last revised March 14, 2001, prepared by Jeremy Taylor, Professional Land Surveyor, of Rice & Associates Civil Engineering & Surveying.

AND BEING THE SAME PROPERTY as shown on that unrecorded survey titled "Map of Boundary Survey for L. C. Ind., Inc." by Southeastern Surveys, Inc. dated September 30, 2003.

EXHIBIT B

Deed

**L C Industries Inc.
to
SP Shiloh, LLC**

1. **Taxes for the year 2016 and subsequent years, which are not yet due and payable.**
2. **Covenants, conditions, restrictions, easements, and liens provided for in Declaration recorded in Book 1157, page 237; 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 the Amended and Restated Declaration for Imperial Center Business Park 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; and Fourth Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park recorded in Book 4564, page 832; and any related maps, plans, bylaws and other document(s) and amendment(s).**
3. **Easements to Duke Power Company recorded in Book 1144, page 46, and Book 1153, page 480, Durham County Registry.**
4. **All of those matters as shown upon plat of survey titled "Project: Surrey Place, 13.34 acres, Parliament Court, Imperial Center, Triangle Township, Durham County, North Carolina," dated October 3, 2001, last revised March 14, 2001, prepared by Jeremy Taylor, Professional Land Surveyor, of Rice & Associates Civil Engineering & Surveying.**
5. **Easement to Carolina Power and Light Company recorded in Book 412, page 362, Durham County Registry.**
6. **Easement to GTE South Incorporated recorded in Book 1777, page 290, Durham County Registry.**
7. **Easement to American Telephone and Telegraph Company recorded in Book 1530, page 948, and re-recorded in Book 1593, page 208, Durham County Registry.**
8. **Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance disclosed by plat(s) recorded in Plat Book 10, page 81, Durham County Registry.**
9. **Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance disclosed by survey entitled "ALTA/ACSM Land Title Survey of 821 Slater Road, 1050 Parliament Court & 831 Slater Road, Durham, Durham County, North Carolina" by G. Scott Wilson, P.L.S., Bass, Kennedy & Nixon, Inc., dated September 18, 2015, last revised September 18, 2015, and signed and sealed on January 26, 2016 (the "Survey").**