

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 JUN 22 12:59:23  
BK: 7959 PG: 186-190  
DEED  
FEE: \$26.00  
EXCISE TAX: \$3,600.00  
INSTRUMENT # 2016020368  
JTABRON



Excise Tax \$3,600.00 Recording Time, Book and Page  
Tax Lot No. 157376 Parcel Identifier No. 0758-01-18-3058  
Verified by Durham County on the \_\_\_ day of \_\_\_\_\_, 2016  
by \_\_\_\_\_

Mail after recording to Grantee

This instrument was prepared by: Alison R. Cayton, Esquire, Manning, Fulton & Skinner, P.A.,  
Post Office Box 20389, Raleigh, NC 27619-0389

Brief description for the Index: Lot 1 (31.88 acres), Alexander Industrial Park, Plat Book 182,  
page 312

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 21 day of June, 2016, by and between

GRANTOR

GRANTEE

**ALEXANDER INDUSTRIAL PARK ASSOCIATES, LLC**, a North Carolina limited liability company

**BCP AIP, LLC**, a North Carolina limited liability company

8310 Bandford Way  
Raleigh, NC 27615

400 West North Street, Suite 112  
Raleigh, NC 27603

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 of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A.

The Property was acquired by Grantor by instrument recorded in Book 5194, Page 841, Durham County Registry.

None of the property herein conveyed includes the primary residence of a Grantor.

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

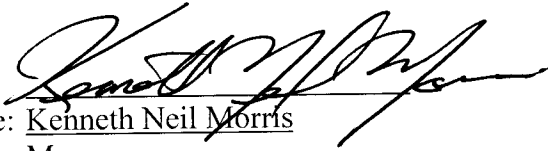
And the Grantor covenants with the Grantee, that with respect to the Property, Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See attached Exhibit B.

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

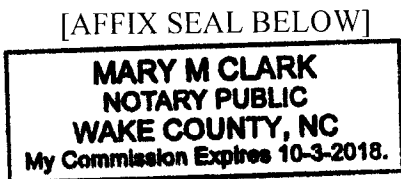
ALEXANDER INDUSTRIAL PARK  
ASSOCIATES, LLC, a North Carolina limited liability company

By:   
Name: Kenneth Neil Morris  
Title: Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

Date: 2016



Notary Public: Mary M. Clark  
Printed Name: Mary M. Clark  
My Commission Expires October 3, 2018

**EXHIBIT A**

That certain approximately 31.88 acre tract in the Alexander Industrial Park located at 106 Roche Drive, Durham, NC, and being Parcel Ref No. 157376, PIN 0758-01-18-3058, and Account Number 8317248 and as more particularly shown as Lot 1 containing approximately 31.88 acres on that Recombination and Exempt Subdivision Plat entitled "Survey for Lots 1&2, Alexander Industrial Park" prepared by Withers & Ravenel dated August 6, 2008 and recorded in Plat Book 182, Page 312, Durham County Registry.

**EXHIBIT B**

1. Taxes for the year 2016, and subsequent years, not yet due and payable.
2. Restrictions appearing of record in Book 5194, Page 859, Book 5351 at Page 199, Book 5365 at Page 242, Book 5380 at Page 68, Book 7375 at Page 309, Book 1922 at Page 686 and Book 3712 at Page 955, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title.
3. Subject to matters shown on plats recorded in Plat Book 182 at Page 310, Plat Book 183 at Page 388, Plat Book 170 at Page 144 and Book 112 at Page 132.
4. Easement(s) to Duke Power Company recorded as follows:
  - a. Book 1489 at Page 949, as shown on the Survey; and
  - b. Book 1311 at Page 494 which is blanket in nature.
5. Rights of others for ingress and egress purposes in and to the use of access easement recorded in Book 2197 at Page 30, as shown on the Survey.
6. Annexation Ordinance to City of Durham for Technology Park North recorded in Book 4539 at Page 45.
7. Annexation Ordinance to City of Durham for Technology Park South recorded in Book 5052 at Page 450.
8. Stormwater drainage easements recorded in Book 2197 at Page 42, as shown on the Survey.
9. Easement(s) and/or Right(s) of Way Agreement General Electric Company to Alexander Industrial Park Associates, LLC recorded in Book 7258 at Page 856, as shown on the Survey.
10. Temporary Construction and Perpetual Maintenance Easement Agreement recorded in Book 7716 at Page 291.
11. Easement(s) to Duke Energy Carolinas, LLC recorded in Book 7870 at Page 88.
12. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey of Alexander Park Lot 1," prepared by WithersRavenel, bearing the seal and certification of Rudolf A. Vandervelde, Jr., Professional Land Surveyor, dated June 17, 2016 (the "Survey"), as follows:
  - a. 15' drainage easement [DB 1910 PG 999];
  - b. storm drain pipes;
  - c. over head power lines;
  - d. utility poles;

- e. 100 year flood plain; and
  - f. road bed.
13. Rights of others thereto entitled in and to the continued uninterrupted flow of Stirrup Iron Creek Tributary C, located on the Land.
  14. Rights of others thereto entitled in and to the ditch(es) along the boundary line(s) of the Land.