

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Nov 18 03:03 PM NC Rev Stamp: \$  
Book: 8069 Page: 751 Fee: \$ 26.00  
Instrument Number: 2016040584  
DEED

*This document is executed in duplicate originals to be recorded in Wake County and Durham County.*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 3,336.00 (Wake County) and \$ \_\_\_\_\_ (Durham County)  
Parcel Identifier No. 0174193, PIN 0758-53-0579 Wake County  
Parcel No. 157731, PIN 0758-04-43-8602-DW, Durham County

Mail/Box to: Grantee  
This instrument was prepared by: Kilpatrick Townsend & Stockton LLP (without title examination)  
Brief description for the Index: Lot 2 – World Trade Center – 10901 World Trade Center Blvd.

THIS DEED made this 11 day of November, 2016, by and between

**GRANTOR**

WORLD TRADE PROPERTIES, L.L.C.,  
a North Carolina limited liability company  
  
P. O. Box 110007  
RTP, NC 27709-5008

**GRANTEE**

PROPSTONE, LLC,  
a Delaware limited liability company  
  
101 S 5<sup>th</sup> Street, Suite 3830  
Louisville, KY 40202

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 or parcel of land situated in Wake and Durham Counties, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8219, Page 648, Wake County Registry and Book 2578, Page 847, Durham County Registry.

A map showing the above described property is recorded in Book of Maps 2002, Page 1823, Wake County Registry and Plat Book

Submitted electronically by "Wyatt Early Harris Wheeler LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

157, Page 127, Durham County Registry

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:

See Exhibit B attached hereto and incorporated herein by reference.

**(signature page follows)**

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

WORLD TRADE PROPERTIES, L.L.C.,  
a North Carolina limited liability company

By: *Patricia A. Long*  
Patricia A. Long, President

STATE OF North Carolina  
COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- 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 \_\_\_\_\_
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Patricia A. Long, President  
(insert name of person signing instrument)

Date: November 11, 2016

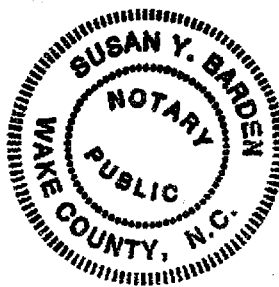
*Susan Y. Barden*

Susan Y. Barden, Notary Public  
(print name)

(official seal)

My commission expires: September 15, 2019

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE FULLY LEGIBLE]



**EXHIBIT A**

**LEGAL DESCRIPTION**

Lying and being in Cedar Fork Township, Wake County and Triangle Township, Durham County and more particularly described as follows:

BEING all of Lot 2, containing 8.778 acres, more or less, as shown on plat prepared by Riley Surveying, P.A. dated October 1, 2002 and entitled "WORLD TRADE PARK SUBDIVISION LOTS 2, 3, 10 PROPERTY OF WORLD TRADE PROPERTIES, LLC" and recorded in Book of Maps 2002, Page 1823, Wake County Registry and Plat Book 157, Page 127, Durham County Registry, reference to which is hereby made for a more accurate description by metes and bounds.

**EXHIBIT B****PERMITTED EXCEPTIONS**

1. The lien of all taxes for the year 2017 and thereafter, which are not yet due and payable.
2. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 8002, Page 638 and First Supplement and Amendment recorded in Book 8219, Page 642; and Book 8271, Page 781 in the Wake County Registry and Book 2463, Page 376 and First Supplement and Amendment recorded in Book 2578, Page 842 in the Durham County Registry; and as supplemented and amended by by First Amendment to Declaration of Protective Covenants and Restrictions for World Trade Park recorded in Book 16301, Page 1693, Wake County Registry and Book 7879, Page 18, Durham County Registry; and as supplemented and amended by Withdrawal of Dedication recorded in Book 16301, Page 1703, Wake County Registry and Book 7879, Page 28, Durham County Registry.
3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 1999, Page 467 and Book of Maps 2002, Page 1823 in the Wake County Registry and Plat Book 50, Page 120 and Plat Book 157, Page 127 in the Durham County Registry.
4. Easement(s) or right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 1658, Page 596; Book 2265, Page 9; Book 2280, Page 675; Book 2298, Page 195; Book 924, Page 394; Book 924, Page 403; Book 924, Page 431; Book 924, Page 436; Book 924, Page 437; Book 924, Page 438; Book 928, Page 24; Book 1638, Page 168; Book 1563, Page 795; Book 1113, Page 382; Book 1113, Page 394; Book 1113, Page 395; and Book 1167, Page 7 in the Wake County Registry.
5. Easement(s) or right(s)-of-way in favor of General Telephone Company recorded in Book 1487, Page 195 and Book 1387, Page 53 in the Wake County Registry.
6. Easement(s) or right(s)-of-way in favor of Southern Power recorded in Book 44, Page 138 and Book 252, Page 465, 470, 471 and 472 in the Wake County Registry and Book 44, Page 138 in the Durham County Registry.
7. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 961, Page 591 and Book 958, Page 567 and 568 in the Wake County Registry and Book 170, Page 156 in the Durham County Registry.
8. Easement(s) or right(s)-of-way in favor of Durham Public Service Company recorded in Book 771, Page 358 and 359 in the Wake County Registry and Book 121, Page 401 and 402; Book 121, Page 415 and Book 121, Page 407 in the Durham County Registry.
9. Easement(s) or right(s)-of-way in favor of North Carolina State Highway Commission recorded in Book 1922, Page 687 in the Wake County Registry.
10. Permits to Carolina Power and Light Company recorded in Book 924, Page 427; Book 928, Page 31, 37 and 40; Book 1086, Page 75; Book 1327, Page 243; Book 1551, Page 520 and Book 1407, Page 433 in the Wake County Registry.
11. Permits to General Telephone Company recorded in Book 1487, Page 193, 195 and 197 in the Wake County Registry.
12. Permits to Duke Power Company recorded in Book 914, Page 622 and 626; Book 961, Page 592, 593 and 595; Book 965, Page 342 and Book 902, Page 167 in the Wake County Registry.
13. Permits to Durham Public Service Company recorded in Book 838, Page 374 and 376 in the Wake County Registry.
14. Detention Pond Maintenance Agreement recorded in Book 8271, Page 860 in the Wake County Registry.
15. Riparian rights of others incident to any branches, creeks, streams or other waters coursing the Land.

16. The following matter(s) as shown on survey by Jonathan R. Callahan, PLS, dated August 10, 2015, last revised October 19, 2016, and any easement(s) or right(s)-of-way associated therewith:
- a. Various utility lines with sanitary sewer, sanitary sewer clean out, manhole, storm, storm drop inlet, storm catch basin, storm junction box, transformer, power pole, guy anchors, water valve, electrical box, water hotbox, gas valve, telephone pedestal, cable pedestal, fiber optic pedestal, fire hydrant, water meter, light post, overhead electrical lines, water lines, sanitary sewer lines, storm pipes, 72' RCPs, 15' RCPs and gas lines located on the Land
  - b. sewer service encroachment
  - c. possible water service encroachment
  - d. gravel drive encroachment
  - e. 15' slope easement
  - f. Two Areas of Deed Overlap with property of Betty King, now or formerly, in the maximum amount of 6.68' and 31.8'. This Policy does not insure title to said Areas of Deed Overlap.