

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jul 03 01:03 PM NC Rev Stamp: \$ 27878.00  
Book: 8459 Page: 183 Fee: \$ 26.00  
Instrument Number: 2018023010  
DEED

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

Excise Tax: \$5,122.00 (Wake County); \$27,878.00 (Durham County)  
Parcel IDs: 0174193 (Wake County); 157731 (Durham County)

Prepared by: Brooks, Pierce, McLendon, Humphrey & Leonard LLP, Camden C. Betz, Esq.  
(without title examination)

Return to: Grantee

Brief Description for the Index

10901 World Trade Blvd.

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of this 29 day of June, 2018, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>PROPSTONE, LLC</b>, a Delaware limited liability company</p> <p>with a mailing address of: 101 S. 5<sup>th</sup> Street, Suite 3850 Louisville, Kentucky 40202</p>	<p><b>TRIANGLE SPRINGS, LLC</b>, a Delaware limited liability company</p> <p>with a mailing address of: 101 S. 5<sup>th</sup> Street, Suite 3850 Louisville, Kentucky 40202</p>

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 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 (the "Property") situated in Durham County and Wake County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

submitted electronically by "Moss Woods PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property was acquired by Grantor by instrument(s) recorded in Book 16609, Page 234 in the Wake County, North Carolina Public Registry and in Book 8069, Page 751 in the Durham County, North Carolina Public Registry.

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

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.

Title to the Property hereinabove described is subject to all matters of record.

**[Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

PROPSTONE, LLC, a Delaware limited liability company

By: [Signature]  
Name: CEO, CFO, Treasurer  
Title: James Schnuck

STATE OF Kentucky  
COUNTY OF Jefferson

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James Schnuck  
[Insert Name of Signatory in Space Above]

This the 28 day of June, 2018.

My Commission Expires:  
8/31/2019

[Signature]  
Notary Public  
Print Name: Jodi L. Reilly

[Affix Notary Stamp or Seal]

**JODI L. REILLY**  
NOTARY PUBLIC  
STATE AT LARGE, KENTUCKY  
ID. # 541174  
MY COMMISSION EXPIRES AUG. 31, 2019

EXHIBIT A

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.

Being further described as follows:

BEGINNING at on iron pipe on the western right-of-way of Globe Road, said iron being the northern most corner of lot 2 as shown in Book of Maps 2002 at page 1823 (Wake) and Plat Book 157, Page 127 and having North Carolina grid coordinates Northing: 784,091.86, Easting: 2,055,347.56' (NAD83(2011)), Said point and place of BEGINNING being the start of a curve to the left, having a radius of 969.12, a chord of 217.40, bearing South 36° 26' 03" East; thence along said curve with the western right of way of Globe Road, a length of 217.85 feet to an iron pipe set; said pipe being the start of a curve to the left, having a radius of 1184.18, a chord of 32.26 feet, bearing South 43° 03' 24" East; thence along said curve with the western right of way of Globe Road a length of 32.26 feet to a point; thence South 44° 52' 29" West a distance of 26.13 feet to a point; said point being the beginning of a curve to the right, having a radius of 355.00 feet, a chord of 62.54 feet, bearing South 49° 55' 42" West; thence along said curve with the western right of way of World Trade Blvd. a length of 62.62 feet to an existing iron pipe; thence South 57° 29' 20" West for a distance of 259.64 feet to an iron pipe set; said point being the beginning of a curve to the right having a radius of 352.97 feet, a chord of 33.23, bearing South 53° 10' 43" West; thence along said curve with the western right of way of World Trade Blvd. a length of 33.24 feet to an iron pipe set; thence South 60° 13' 41" West a distance of 61.90 feet to a point in an iron pipe set; said point being the beginning of a curve to left, having a radius of 430.00 feet, a chord of 325.87 feet, bearing South 37° 57' 40" West. Thence along said curve, with the western right of way of World Trade Blvd a length of 334.22 feet to an existing iron pipe; thence South 15° 41' 39" West for a distance of 85.28 feet to an iron pipe set; Thence leaving said right of way, North 88° 34' 48" West for a distance of 535.06 feet to an iron pipe set; thence North 03° 16' 57" East a distance of 515.21 feet to an existing iron pipe; thence South 87° 15' 53" East for a distance of 956.93 feet to an existing iron pipe; thence North 24° 22' 22" West for a distance of 276.18 feet to an existing iron rod; thence North 24° 22' 22" West for a distance of 19.63 feet to an existing iron pipe; thence North 72° 15' 22" East for a distance of 115.06 feet to an existing iron pipe; said pipe also being the point and place of BEGINNING, containing 8.777 acres or 382.332 square feet.