

Register of Deeds
 Sharon A. Davis
 Durham County, NC
 12/28/2022 08:43:05AM
 BT: OPR B: 9840 P: 289 Pages: 5
 DEED - DEED
 Fee: \$21,026.00 Excise Tax: \$21000.00
 INSTRUMENT #2022047685
 Tonya Redfearn

Excise Tax: \$21,000.00

Tax Lot No. 224537

Mail after recording to: Grantee

This instrument was prepared by Elizabeth W. Voltz of Weatherspoon & Voltz LLP, 3700 Glenwood Avenue, Suite 250, Raleigh, NC 27612 (without title examination)

Brief description for the Index: Unit 3, Alexander Industrial Park Condo, CM13/60-63

NC-1151257
 RECORDING REQUESTED BY
 FIRST AMERICAN TITLE CO.
 NATIONAL COMMERCIAL SERVICES

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 02 day of DECEMBER, 2022, by and between

GRANTOR	GRANTEE
<p>BCP AIP 2, LLC, a North Carolina limited liability company</p> <p>400 W. North Street, Suite 112 Raleigh, NC 27603</p>	<p>Cindy C. Mardigian, as Trustee of the Cindy Calangelo Mardigian Inheritance Trust, a 46.4150% undivided interest</p> <p>and</p> <p>Andrea L. Greenleaf, as Trustee Of The Non-Exempt Children's Trust FBO Cynthia S. Mardigian u/t/d May 19, 1995, a 53.5850% undivided interest</p> <p>18111 Von Karman Ave., Ste. 100 Irvine, CA 92612</p>

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 the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by CA - First American Title National Commercial Services in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham Register of Deeds.

The Property was acquired by Grantor by instrument recorded in Book 8898, Page 87, Durham County Registry.

All or a portion of the Property does not include the primary residence of 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:

See Exhibit B attached hereto and incorporated herein by reference.

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

GRANTOR:

BCP AIP 2, LLC,
a North Carolina limited liability company

By: Brookwood Capital Holdings LLC,
a North Carolina limited liability company
its Manager

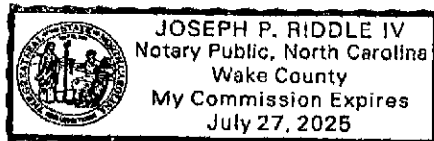
By: *Lindsay F. Sewell*
Name: Lindsay F. Sewell
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lindsay F. Sewell, Manager.

Date: December 15th, 2022

[AFFIX SEAL]



Notary Public: *Joseph P. Riddle IV*
Printed Name: Joseph P. Riddle IV
My Commission Expires July 27th, 2025

EXHIBIT A

PROPERTY DESCRIPTION

BEING ALL OF UNIT 3 OF ALEXANDER INDUSTRIAL PARK CONDOMINIUM, AS SHOWN ON THE PLAT OF CONDOMINIUM OF ALEXANDER INDUSTRIAL PARK CONDOMINIUM PLAT RECORDED IN CONDO MAP BOOK 13, PAGES 60-63, DURHAM COUNTY REGISTRY, AND AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM FOR THE ALEXANDER INDUSTRIAL PARK LAND CONDOMINIUM RECORDED IN BOOK 8454, PAGE 503, DURHAM COUNTY REGISTRY ("DECLARATION"), PURSUANT TO THE PROVISIONS OF THE NORTH CAROLINA CONDOMINIUM ACT, CHAPTER 47C OF THE NORTH CAROLINA GENERAL STATUTES; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS DECLARED IN THE DECLARATION TO BE APPURTENANT TO UNIT 3, TO WHICH DECLARATION AND PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND PARTICULAR DESCRIPTION OF SAME.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 due and payable, a lien not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Easements, Covenants, Conditions and Restrictions, recorded in Book 1910, Page 960; Book 1922, Page 686 (reordered); Book 3712, Page 955 (reordered); Book 5194, Page 859; Book 5351, Page 199; Book 5365, Page 242; Book 5380, Page 68; Book 5447, Page 132; Book 7375, Page 309; Book 1922, Page 686; Book 7959, Page 191 and Book 9706, Page 193 (new), Durham County Registry.
3. Easements and any other facts as shown on plat recorded in Plat Book 104, Page 67; Plat Book 182, Page 310; Plat Book 183, Page 386; Plat Book 183, Page 388; Plat Book 144, Page 1; Plat Book 143, Page 161; Plat Book 170, Page 144; Plat Book 199, Page 171-178 inclusive; Plat Book 135, Page 156; Plat Book 101, Page 100; and Condo Map 13, Page 60-63 inclusive, Durham County Registry.
4. Easement to Duke Power Company recorded in Book 1489, Page 949 and Book 1311, Page 494, Durham County Registry.
5. Easement Agreement to NationsBank, N.A. (formerly known as NationsBank of North Carolina, N.A.) as Trustee for the NCNB Real Estate Fund and TKC II, LLC, a North Carolina limited liability company recorded in Book 2197, Page 30, Durham County Registry.
6. Annexation Ordinance to City of Durham for Technology Park North recorded in Book 4539, Page 45, Durham County Registry.
7. Annexation Ordinance to City of Durham for Technology Park South recorded in Book 5052, Page 450, Durham County Registry.
8. Stormwater Drainage Easement to TKC IX, LLC, a North Carolina limited liability company recorded in Book 2197, Page 42, Durham County Registry.
9. Temporary Construction and Perpetual Maintenance Easement Agreement to WBTH, LLC, a Delaware limited liability company recorded in Book 7716, Page 291, Durham County Registry.
10. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company recorded in Book 7870, Page 88, Durham County Registry.
11. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company recorded in Book 8188, Page 329, Durham County Registry.
12. Stormwater Facility Agreement and Covenants by and between BCP AIP 2, LLC, a North Carolina limited liability company and the City of Durham, a North Carolina municipal corporation, recorded in Book 8302, Page 100, Durham County Registry.
13. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Condominium for the Alexander Industrial Park Land Condominium, recorded in Book 8454, Page 503, Durham County Registry.
14. Right of First Refusal recorded in Book 9184, Page 771, Durham County Registry.
15. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company recorded in Book 8521, Page 362, Durham County Registry.

16. Utility Easement to Public Service Company of North Carolina, Incorporated, a South Carolina corporation, dba PSNC Energy and its successors and assigns recorded in Book 8584, Page 511, Durham County Registry.
17. Terms and conditions of unrecorded Lease by and between BCP AIP 2, LLC, a North Carolina limited liability company, Air Express International USA, Inc., d/b/a DHL Global Forwarding, an Ohio corporation and United Community Bank, a South Carolina corporation.