

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Sep 23 03:10 PM**  
**Book: 9471 Page: 983**  
 NC Rev Stamp: \$ 50000.00 Fee: \$ 26.00  
 Instrument Number: 2021048562  
 DEED

Return to:  
 Von Crook  
 First National Financial Title Services, LLC  
 3301 Windy Ridge Parkway, Suite 300  
 Atlanta, GA 30339  
 770-916-4347- NC252103191V

Excise Tax: \$50,000.00

Tax Lot No./Parcel Identifier No.: 0748-03-11-1333

Mail after recording to: Grantee

This instrument was prepared by: Ellis Payne, Ellis & Winters LLP, PO Box 33550 Raleigh, NC 27636  
 (Without Title Examination)

Brief Description For The Index: 18.151 Acres Plat Book 175, Page 306, Durham Registry

---

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS DEED** made as of September 16, 2021, by and between:

<b>GRANTOR:</b>	<b>GRANTEE:</b>
<b>RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA,</b> a North Carolina non-profit corporation  <b>Address:</b> PO Box 12255 Durham, North Carolina 27709	<b>ARE-NC REGION NO. 23, LLC,</b> a Delaware limited liability company  <b>Address:</b> c/o Alexandria Real Estate Equities, Inc. 26 North Euclid Avenue Pasadena, California 91101

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 situated in Research Triangle Park, Durham County, North Carolina and more particularly described as follows:

***See Exhibit A attached hereto and incorporated herein by reference.***

The property hereinabove described was acquired by Research Triangle Foundation of North Carolina, a non-profit North Carolina corporation, by virtue of North Carolina General Warranty Deed from

submitted electronically by "First National Financial Title Services, LLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

Capital Properties, Inc., a District of Columbia corporation, dated January 3, 2001, recorded January 5, 2001 in Book 2976 Page 601, Durham County Registry, North Carolina; and Quitclaim Deed from the North Carolina Department of Transportation dated June 20, 2001 and recorded in Book 3195 Page 346, Durham County Registry, as affected by Deed of Correction dated November 22, 2006 and recorded in Book 5445 Page 595, Durham County Registry.

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

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all improvements thereon 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 listed on **Exhibit B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the date first above written.

**GRANTOR:**

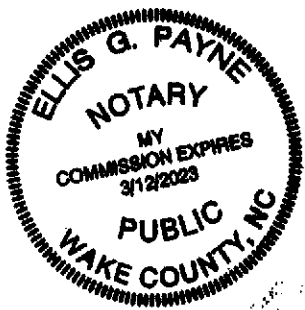
**RESEARCH TRIANGLE FOUNDATION OF  
NORTH CAROLINA,**

a North Carolina non-profit Corporation

By:   
Name: Scott Levitan  
Its: President

STATE OF NORTH CAROLINA )  
 ) SS.  
COUNTY OF DURHAM )

I, Ellis G Payne, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Scott Levitan, being personally known to me, personally appeared before me this day and acknowledged that he is the President of Research Triangle Foundation of North Carolina, a North Carolina non-profit corporation, and that he, as President, being authorized to do so, voluntarily executed the foregoing instrument for the purposes therein expressed on behalf of Research Triangle Foundation of North Carolina. Witness my hand and official stamp or seal this 16<sup>th</sup> day of September, 2021.



Notary Public: Ellis G Payne

Print Name: Ellis G Payne

My Commission Expires: 3-12-2023

Seal/Stamp:

**EXHIBIT A**

LEGAL DESCRIPTION

Being all of that tract containing a recombined area of 18.151 acres as shown on that plat entitled "Final Recombination Plat Research Triangle Foundation of North Carolina, Inc." as recorded in Book of Maps 175, Page 306, Durham County Registry.

**EXHIBIT B**

PERMITTED EXCEPTIONS

- 1) All taxes for the fiscal year 2021 and subsequent years, not yet due and payable.
- 2) Declaration of covenants, conditions, restrictions, easements, charges, assessments, repurchase rights, 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) contained in (Corrected) Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park recorded in Book 7559, Page 1; Declaration of Approval of Uses recorded in Book 7658, Page 747; Declaration of Approval of Uses recorded in Book 7658, Page 761; and Declaration of Removal of Territory from the Service District and from RTP Declaration of Covenants recorded in Book 7961, Page 358, as further affected by First Amendment recorded in Book 8564 Page 575, Durham County Registry.
- 3) Building restriction line(s), easement(s) and other matters as shown on plat recorded in Plat Book 58, Page 88, Plat Book 60 Page 36, and Plat Book 175 Page 303-305, and Plat Book 175 Page 306-308, Durham County Registry and approximately shown on the Survey.
- 4) Right(s)-of-way to Duke Power Company, recorded in Book 1475, Page 375 Durham County Registry and approximately shown on the Survey.
- 5) Revision of Access by and between the Department of Transportation and Research Triangle Foundation of North Carolina and One Park Drive, LLC, dated November 19, 2019 and recorded in Book 8826 Page 591, Durham County Registry.
- 6) Right(s)-of-way to Duke Energy Carolinas, LLC, recorded in Book 5608 Page 642 Durham County Registry and approximately shown on Survey.
- 7) The following matters shown on ALTA/NSPS Land Title Survey prepared by Ronald T. Frederick, NC PLS No. L-4720 on behalf of The John R. McAdams Company, Inc., dated May 19, 2021, last revised June 23, 2021, Job No. 2021110376 (the "Survey"):
  - a. Rights of others in and to the stream that crosses the subject property and riparian rights thereto.
  - b. Fence/silt fence crosses the northwest property corner.