

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Dec 29 04:34 PM
Book: 9576 Page: 239
NC Rev Stamp: \$ 9000.00 Fee: \$ 26.00
Instrument Number: 2021066225
DEED

Excise Tax: \$9,000.00

PIN No.: 0739-04-83-1054.001

Mail after recording to: Grantee

This instrument was prepared by: Parker Poe Adams & Bernstein LLP (Attn: DTD) 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601 (PPAB File #35993-00001)

Brief Description for the Index: Building 100 Unit, 12 T.W. Alexander Drive Condominium, Condo Book 10, Pages 361-371

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28 day of December, 2021, by and between:

GRANTOR	GRANTEE
FREUDENBERG REAL ESTATE L.P., a Delaware limited partnership 47774 West Anchor Court Plymouth, Michigan 48170-2456	A & G/ALEXANDER DRIVE, LLC, a North Carolina limited liability company 4104 Atlantic Ave., Suite 140 Raleigh, NC 27604

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, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

Submitted electronically by John F. Wible PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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

The Property was acquired by Grantor by instrument recorded in Book 6537, Page 711, Durham County Registry.

A map showing the Property is recorded in Condo Book 10, Pages 361 through 371, Durham County Registry.

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, other than the following exceptions: (i) taxes for 2022 and subsequent years' ad valorem taxes; and (ii) all other easements, rights-of-way, and restrictions of record including, but not limited to, those matters referenced on Exhibit B, attached hereto.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written, under seal.

GRANTOR:

Freudenberg Real Estate L.P.,
a Delaware limited partnership

By: [Signature] (SEAL)
Name: MICHAEL J JUSTICE
Title: ASSISTANT SECRETARY

STATE OF MI
COUNTY OF Kent

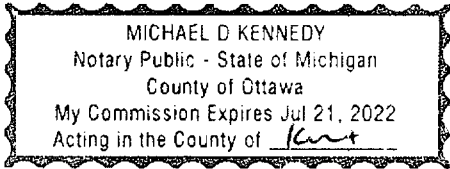
I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated, under seal: Michael Justice as Assistant Secretary of Freudenberg Real Estate L.P., a Delaware limited liability company.

Date: December 28, 2021

[Signature]
Signature of Notary

Michael D Kennedy
Notary Printed Name

My Commission Expires: 7/21/2022



(Official Seal)

EXHIBIT A TO NORTH CAROLINA SPECIAL WARRANTY DEED

Property Description

All that certain lot or parcel of land situated in Triangle Township, Durham County, North Carolina, and more particularly described as follows:

BEING KNOWN and designated as Building 100 Unit as shown on Condominium Plat for 12 T.W. Alexander Drive Condominium, Triangle Township, Durham County, Parcel ID: 157254, North Carolina, prepared by BSC Group, dated June 3, 2008, and last revised June 3, 2008 (the "Unit") recorded on June 16, 2008, in the Office of the Register of Deeds of Durham County, North Carolina, in Condo Book 10, Pages 361 through 371, and together with and subject to those provisions as designated and described under the provisions in the Declaration of Condominium for 12 T.W. Alexander Drive Condominium recorded on June 16, 2008, in Book 5985, Page 807, Durham County Registry, together with the percentage undivided interest in the Common Elements declared therein to be appurtenant to said Unit.

EXHIBIT B TO NORTH CAROLINA SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Matters shown on recorded Condo Book 10 at Pages 361-371.
3. (Corrected) Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park recorded in Book 7559 at Page 1, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title.
4. First Amendment to (Corrected) Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park recorded in Book 8564 at Page 575, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title.
5. Transfer of Building 100 Unit Special Declarant Rights Agreement recorded in Book 6537 at Page 714.
6. Easement(s) to Duke Power Company recorded in Book 1726 at Page 931 and Book 1224 at Page 553.
7. Easement(s) to General Telephone Company of the South recorded in Book 2342 at Page 71.
8. Utility Easement Agreement by and between E.I. DuPont De NeMours and Company and Bekaert Corporation recorded in Book 2222 at Page 187.
9. Terms and conditions of the Declaration of Condominium for 12 T.W. Alexander Drive Condominium.
10. Rights or claims of parties in possession not shown by the public records.