

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Mar 08 04:14 PM NC Rev Stamp: \$ 130.00  
Book: 8378 Page: 739 Fee: \$ 26.00  
Instrument Number: 2018007701  
DEED

11  
202607-4

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 130.00

Parcel Identifier No. 0830-11-76-1927 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Scannell Properties LLC 8801 River Crossing Blvd Ste 300 Indianapolis IN, 46240

This instrument was prepared by: Nicholas Long, Jr.

Brief description for the Index: Lot 12, Plat Book 140, Page 121

THIS DEED made this 1st day of March, 2018, by and between

GRANTOR	GRANTEE
<p>OCCONEECHEE COUNCIL OF BOY SCOUTS OF AMERICA, INCORPORATED A North Carolina Non-Profit Corporation</p>	<p>SCANNELL PROPERTIES, #320, LLC an Indiana Limited Liability Company  c/o Scannell Properties, LLC 8801 River Crossing Blvd, STE 300 Indianapolis, IN 46240</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 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 the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as follows:

BEING all of **Lot 12** of Expressway Commerce Center as shown on that plat recorded in **Plat Book 140, Page 121**, Durham County Registry entitled "Recombination of Lots 12 and 13 Expressway Commerce Park" as prepared by Niall Gillespie, R.L.S. Land Surveying.

submitted electronically by "First American Title Insurance Company - NCS"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

Subject to the Restrictive Covenants as set forth in Book 4211, Page 654 and Book 2869, Page 997, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 8097, Page 303, Durham County Registry. See also deed recorded in Book 4211, Page 654, Durham County Registry.

A map showing the above described property is recorded in Plat Book 140, Page 121, 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

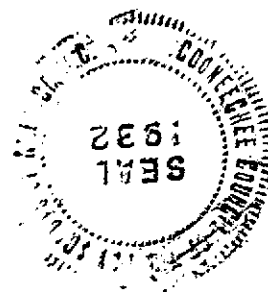
2018 Ad Valorem Taxes to Durham County  
Matters shown on Plat Book 140, Page 121, Plat Book 121, Page 87  
Easement in Book 2212, Page 925  
Restrictive Covenants as set forth in Book 4211, Page 654 and Book 2869, Page 997, Durham County Registry.

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

**OCCONEECHEE COUNCIL OF BOY SCOUTS OF AMERICA, INCORPORATED**

By: Richard Haar  
Richard Haar, President

(Corporate Seal)

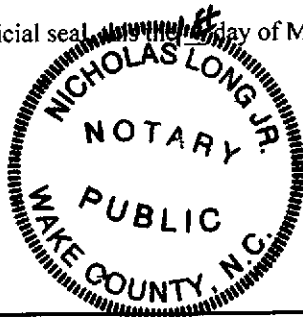


Attest: John Akerman  
John Akerman, CEO and Secretary

State of North Carolina  
County of Wake

I, Nicholas Long Jr, a Notary Public of Wake County, North Carolina, certify that John Akerman personally came before me this day and acknowledged that he is the Secretary of Occaneechee Council of Boy Scouts of America, Incorporated, a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary.

Witness my hand and official seal, this 11th day of March, 2018.



Nicholas Long Jr  
(Print or type notary's name)  
Notary Public Nicholas Long Jr

My Commission Expires: 11-27-18

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County.

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds