

Val use this deed

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JAN 30 12:37:40
BK: 7640 PG: 68-71
DEED
FEE: \$28.00
EXCISE TAX: \$1,065.00
INSTRUMENT # 2015002828 *HA*
APRIL J



Excise Tax \$ 1065.00

Recording Time, Book and Page _____

Parcel Identifier No. 0748-02-78-0434; Verified by Durham County on the _____ day of January, 2015, by:

Mail after recording to: Chicago Title Insurance Company
421 Fayetteville Street, Suite 1116
Raleigh, North Carolina 27601
Attention: Kimberly H. Laney

This instrument was prepared by: Kilpatrick Townsend & Stockton LLP (without title examination)

Brief description for the Index: Approx. 10.607 Acres, Triangle Township, Durham County, North Carolina

\$ 532,520
10,6074
\$ 50,200/Ac

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED to be effective as of this 27 day of January, 2015, by and between

GRANTOR	GRANTEE
TRIANGLE PARK (RALEIGH) PIP LIMITED PARTNERSHIP , a North Carolina limited partnership	SCP DEVELOPERS TBC, LLC , a North Carolina limited liability company
Address: 923 N. Pennsylvania Avenue Winter Park, FL 32789	Address: 800 East 96th Street Suite 175 Indianapolis, Indiana 46240

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.

US1900 9364468 2

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

SEE Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property herein described was acquired by Grantor by instrument recorded in **Book 2150, at Page 871**, Durham County Register of Deeds.

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

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, subject to all matters shown on Exhibit B attached hereto and incorporated herein by reference, 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.

Title to the Property herein described is conveyed subject to all matters shown on Exhibit B attached hereto and incorporated herein by reference.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its partnership name by its duly authorized general partner, the day and year first above written.

TRIANGLE PARK (RALEIGH) PIP LIMITED PARTNERSHIP, a North Carolina limited partnership

By: Avanti Capital Associates, a Florida joint venture, successor by name change to Avanti Properties Group, J.V., a Florida joint venture, as sole general partner

By: Avanti Management Partners, J.V., a Florida joint venture, as sole managing venturer

By: Avanti Management Corporation, a Florida corporation, as sole managing venturer

By: 
Marvin M. Shapiro, President

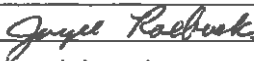
**STATE OF FLORIDA
COUNTY OF ORANGE**

I certify that Marvin M. Shapiro, President of Avanti Management Corporation, a Florida corporation, acting in its capacity as the sole managing venturer of Avanti Management Partners, J.V., a Florida joint venture, which in turn is the sole managing venturer of Avanti Capital Associates, a Florida joint venture, successor by name change to Avanti Properties Group, J.V., a Florida joint venture, which in turn is the sole general partner of **TRIANGLE PARK (RALEIGH) PIP LIMITED PARTNERSHIP**, a North Carolina limited partnership, on behalf of said corporation and partnership, personally appeared before me this day, and

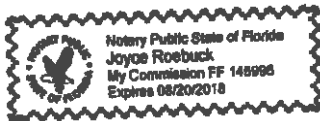
- I have personal knowledge of the identity of the principal(s); or
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
- A credible witness has sworn to the identity of the principal(s),

acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: January 27th, 2015

 Notary Public
My commission expires:

(Official Seal)



8/20/18

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTYParcel Five

BEGINNING at an existing iron pin located in the southern right-of-way line of Twin Creeks Court (60 foot right-of-way), and having N.C. Grid Coordinates of N=788749.6271 and E=2046611.0267, and running thence with the southern right-of-way-line of Twin Creeks Court along a curve to the left, having a radius of 205.00 feet, an arc distance of 24.85 feet, and a chord bearing and distance of South 73 degrees 33 minutes 48 seconds East 24.84 feet to a point; thence, continuing with the southern right-of-way line of Twin Creeks Court South 77 degrees 02 minutes 12 seconds East 615.19 feet to a point; thence, continuing along the southern right-of-way line of Twin Creeks Court, along a curve to the right, having a radius of 25.00 feet, an arc distance of 21.68 feet, and a chord bearing and distance of South 52 degrees 11 minutes 36 seconds East 21.01 feet to a point; thence, continuing along such right-of-way along a curve to the left, having a radius of 60.00 feet, an arc distance of 93.13 feet, and a chord bearing and distance of South 71 degrees 48 minutes 58 seconds East 84.06 feet to an existing iron pin; thence, leaving such right-of-way, South 00 degrees 36 minutes 43 seconds West 301.66 feet to an existing iron pin; thence South 18 degrees 10 minutes 55 seconds West 271.19 feet to an existing iron pin; thence along land now or formerly of General Electric Company North 88 degrees 10 minutes 08 seconds West 655.39 feet to an existing iron pin; thence North 01 degrees 49 minutes 53 seconds East 722.85 feet to the point and place of BEGINNING, containing 10.607 acres, and being Lot 4 as shown on plat of survey entitled "Property of Wachovia Bank of North Carolina, N.A. as Trustee for the Wachovia Real Estate Fund" dated October 23, 1995, and last revised November 28, 1995, prepared by Bass, Nixon and Kennedy, Inc., Consulting Engineers. See also Plat Book 132, Page 97, Durham County Registry.

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EXHIBIT B

All recording references to records in the Office of Durham County, North Carolina Register of Deeds ("Durham County Registry") unless otherwise specified.

1. Such matters as would be disclosed by a current and accurate survey and inspection of the Property.
2. The lien for all city, state and county ad valorem taxes, utility assessments, governmental assessments and similar impositions levied or imposed upon or assessed against the Property not due and payable on or before the date of this instrument .
3. Zoning ordinances affecting the Property.
4. All easements, covenants, restrictions, reservations and rights-of-way of record as of April 29, 2014, including, without limitation, the following:
 - a. Amended and Restated Declaration With Respect to Covenants and Restrictions Affecting Triangle Business Center, dated as of March 17, 1992, and recorded in Deed Book 1721, at Page 125, Durham County Registry, as amended by that certain First Modification to Amended and Restated Declaration With Respect to Covenants and Restrictions Affecting Triangle Business Center dated December 21, 1995 and recorded in Deed Book 2150, at Page 858, Durham County Registry, and affected by that certain Triangle Business Center Property Owners Association – Resignation of Declaration dated December 21, 1995, and recorded in Deed Book 2150, at Page 869, Durham County Registry.
 - b. Easement to Duke Power Company recorded in Book 264, Page 291, Durham County Registry.
 - c. Easement to Duke Power Company recorded in Book 1473, Page 475, Durham County Registry.
 - d. Other matters referenced on the survey described at Item 10, below.
5. The state of compliance or non-compliance of the Property as of April 29, 2014, with any laws, codes, ordinances, rules, regulations or private restrictive covenants applicable to or affecting the Property.
6. The lien for assessments under the Declaration referenced in Item 4.a., above, not due and payable on or before the date of this instrument.
7. All matters, if any, disclosed by the due diligence materials provided by Grantor to Grantees.
8. All matters shown on any recorded plat depicting or affecting the Property.
9. Rights of others in and to the continued and uninterrupted flow of any creek affecting the Property.
10. All matters shown on survey entitled "ALTA/ACSM Survey of Parcel 5, Triangle BusinessCenter" dated June 18, 2014, last revised June 26, 2014, by Bass, Nixon & Kennedy, Inc., Registered Land Surveyor.

132-57

FILED
BOOK 132 PAGE 47
'91 SEP 15 PM 4 20

- 1) PROPERTY SUBJECT TO EASEMENTS OF RECORD.
 - 2) ALL AREAS OF UNDEVELOPED CONDIMINIUMS.
 - 3) ALL OUT OF TAX PARCELS 577-50
 - 4) ALL CHANGING EASEMENTS ARE FOR THE BENEFIT OF DURHAM COUNTY, N.C.
- BY PUBLIC AUTHORITY AND WITHOUT LIABILITY TO FILL, EASEMENTS OR RESTRICTIONS PERMITTED IN THE EASEMENT.

17-4-10
PG 103 PG 102
PG 105 PG 106

CONFIRMATION OF OWNER
THE UNDERSIGNED BEING OF THIS COUNTY (NAME COUNTY) THE ATTORNEY AT LAW FOR THE ABOVE DESCRIBED PARCELS, CERTIFY THAT THE ABOVE DESCRIBED PARCELS ARE THE PROPERTY OF THE ABOVE DESCRIBED OWNER AND THAT THE SAME ARE NOT SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Frank B. Shelton
FRANK B. SHELTON, ATTORNEY AT LAW
100 S. HARRIS ST., RALEIGH, N.C. 27601



Edna H. Langston
EDNA H. LANGSTON, REGISTERED PROFESSIONAL SURVEYOR
100 S. HARRIS ST., RALEIGH, N.C. 27601

Ray W. Taylor
RAY W. TAYLOR, REGISTERED PROFESSIONAL SURVEYOR
100 S. HARRIS ST., RALEIGH, N.C. 27601



JACKOZYA BANK OF NORTH CAROLINA, N.A.
PG 103 PG 105

RESERVED
FUTURE DEVELOPMENT

RESERVED
FUTURE DEVELOPMENT

NON OR FORMERLY
GENERAL ELECTRIC INC.

DATA

NO.	AREA (ACRES)	PERCENTAGE	AREA (ACRES)	PERCENTAGE	AREA (ACRES)	PERCENTAGE
1	10.6074	100.00%	10.6074	100.00%	10.6074	100.00%
2	10.6074	100.00%	10.6074	100.00%	10.6074	100.00%
3	10.6074	100.00%	10.6074	100.00%	10.6074	100.00%
4	10.6074	100.00%	10.6074	100.00%	10.6074	100.00%
5	10.6074	100.00%	10.6074	100.00%	10.6074	100.00%
6	10.6074	100.00%	10.6074	100.00%	10.6074	100.00%

The Having certified that I, *Ray W. Taylor*, a duly qualified Professional Surveyor, have surveyed the above described parcels for the purpose of the above described plat, and that the same are the property of the above described owner, and that the same are not subject to any easements or restrictions of record, I hereby certify that the same are the property of the above described owner.

This is the 15 day of Sept. 1991
Ray W. Taylor
Ray W. Taylor, Registered Professional Surveyor of North Carolina

SCALE: 1" = 200'

THIS PLAT WAS BEING RECORDED FOR RECORDATION BY THE COUNTY CLERK OF DURHAM CITY, N.C. ON SEP 15, 1991. APPROVAL VOID 60 DAYS FROM S.A.D. DATE.

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
7416 CHAPEL HILL ROAD
RALEIGH, NORTH CAROLINA 27607

LOT 5 PLOT RECORD PLAT - 1210-2210P-1
RECORDED 1000 08-AUG-94 07:35 AM / S20010005-1

FINAL PLAT
TRIANGLE BUSINESS CENTER
LOTS 4, 5 & 6
TRIANGLE TOWNSHIP, DURHAM CO., NC.