

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 JUN 15 03:38:26 PM
 BK: 7954 PG: 476-478
 DEED
 FEE: \$26.00
 EXCISE TAX: \$2,413.00
 INSTRUMENT # 2016019427
 DMORRIS



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,413.00

Parcel Identifier No. 0830-11-760434 Verified by Durham County on the ___ day of _____, 2016

By: _____

Mail to: Robert Bryan, WCSR, One Wells Fargo Center, 301 S. College St., Ste. 3500, Charlotte, NC 28202-6037

This instrument was prepared by: Ellis & Winters LLP (DLH), P. O. Box 33550, Raleigh, NC 27636
 (No title opinion is given or implied by reason of our preparation of this deed)

Brief description for the Index: 1307 Person Street

THIS DEED made this 15 day of June, 2016, by and between

GRANTORS	GRANTEE
<p>Expressway Partners, L.L.C. a North Carolina limited liability company (a fifty percent (50%) undivided interest) 110 Perth Court Cary, NC 27511</p> <p>and</p> <p>Link Properties, L.L.C. a North Carolina limited liability company (a fifty percent (50%) undivided interest) 1205 Kings Grant Drive Raleigh, NC 27614-9355</p>	<p>BioScience Realty, LLC a North Carolina limited liability company 1307 Person Street Durham, NC 27703</p>

The designation Grantors 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 Grantors, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows (the "**Property**"):

BEING all of Lot 14 of Expressway Commerce Park as shown on plat entitled "Recombination of Lots 13 & 14" recorded in Plat Book 135, page 102, Durham County Registry.

Grantors acquired the Property by instruments recorded in Book 2190, Page 478 and Book 7954, Page 473, Durham County Registry.

The Property does not include the primary residence of Grantors.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And each Grantor covenants with Grantee, that such Grantor has done nothing to impair such title as such Grantor received, and each Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through such Grantor, other than the following exceptions:

1. Taxes for the calendar year of 2016 and subsequent years;
2. Matters of zoning and local code and ordinance affecting the Property;
3. Pending assessments and installments of confirmed assessments not due and payable on or before the date of this Deed; and
4. Easements, restrictions, covenants and other matters of record as of April 4, 2016, including without limitation:
 - a. Easement to Duke Power Company recorded in Book 2262, Page 37, Durham County Registry; and
 - b. Matters set forth in the plats recorded in Plat Book 135, Page 102, Plat Book 9, Page 32, Plat Book 14, Page 41; Plat Book 105, Page 171, and Plat Book 113, Page 72, all Durham County Registry;But, excluding any leases or other occupancy agreements for the Property or any exceptions, liens, encumbrances or security interests which may be satisfied by the payment of a fixed sum of money such as deeds of trust, mortgages, mechanics' or materialmen's liens or other statutory liens.

[The remainder of this page is intentionally left blank.]

[Signature pages follow.]

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

Expressway Partners, L.L.C.,
a North Carolina limited liability company
(owner of a fifty percent (50%) undivided interest)

By: W. Glenn Adams

Printed Name: W. Glenn Adams

Title: Manager

State of North Carolina

County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: W. Glenn Adams, Manager of Expressway Partners, L.L.C.

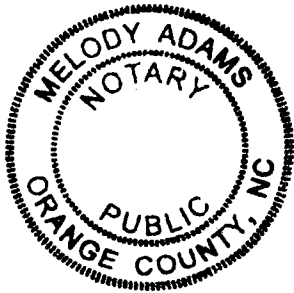
Witness my hand and Notarial stamp or seal this 14 day of June, 2016.

My Commission Expires: 1-31-2020
(Affix Seal)

Melody Adams Notary Public

Notary's Printed or Typed Name MELODY ADAMS

[Signature page 1 of 2]



Link Properties, L.L.C.,
a North Carolina limited liability company
(owner of a fifty percent (50%) undivided interest)

By: *Brenda Parker*

Printed Name: Brenda Parker

Title: Manager

State of North Carolina

County of Wake

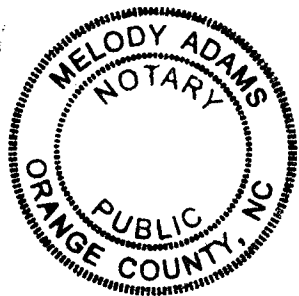
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Brenda Parker, Manager of Link Properties, L.L.C.

Witness my hand and Notarial stamp or seal this 14 day of June, 2016.

My Commission Expires: 1-31-2020
(Affix Seal)

Melody Adams Notary Public

Notary's Printed or Typed Name MELODY ADAMS



[Signature page 2 of 2]