

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 JUN 15 03:38:27 PM  
 BK: 7954 PG: 479-483  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$400.00  
 INSTRUMENT # 2016019428  
 DMORRIS



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$400.00

Parcel Identifier No. 0830-11-66-9199 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: 1311 Person Street

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

GRANTORS	GRANTEE
<p><b>Link Properties, L.L.C.</b>                      a North Carolina limited liability company  <b>(a fifty percent (50%) undivided interest)</b>                      1205 Kings Grant Drive                      Raleigh, NC 27614-9355</p> <p>and</p> <p><b>W. Glenn Adams, husband</b>  <b>(a fifty percent (50%) undivided interest)</b>                      110 Perth Court                      Cary, NC 27511</p> <p>and</p> <p><b>Sally Adams, wife</b>  <b>(a marital interest only)</b>                      110 Perth Court                      Cary, NC 27511</p>	<p><b>BioScience Realty, LLC</b>                      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 15 of Expressway Commerce Center as shown on that plat recorded in Plat Book 150, page 89, Durham County Registry entitled "Subdivision Lot 16 Into Expressway Commerce Center" prepared by Niall Gillespie, P.L.S. Land Surveying.**

Grantors acquired the Property by instrument recorded in Book 2946, Page 339, 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. Restrictions set forth in the deed recorded in Book 2946, Page 339, Durham County Registry; and
  - b. Matters set forth in the plats recorded in Plat Book 150, Page 89, Plat Book 143, Page 203, 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.

**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

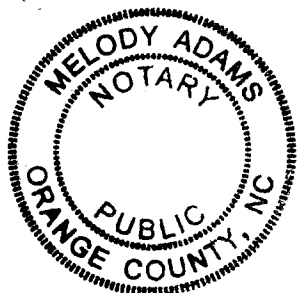
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Brenda Parker, Manager of Link Properties, L.L.C.

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 1 of 3]

W. Glenn Adams

W. Glenn Adams, husband  
(owner of a fifty percent (50%) undivided interest)

State of North Carolina

County of Wake

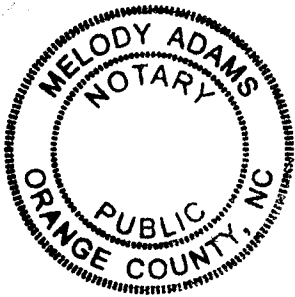
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: W. Glenn Adams.

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 3]

The undersigned Grantor joins in the execution of this Deed for the sole purpose of relinquishing her marital interest in the Property.

Sally M. Adams  
Sally Adams, wife  
(owner of a marital interest only)

State of North Carolina

County of Wake

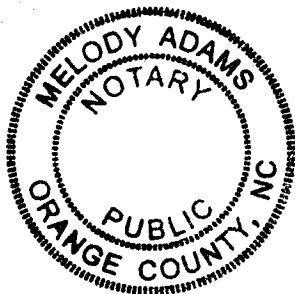
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Sally Adams.

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 3 of 3]