


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Aug 10 01:57:56 PM
 BK:8486 PG:176-179
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018028159
 EXCISE TAX: \$650.00
TREDFEARN

 2018028159

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

Parcel Identifier No. 224047 (out of 156604) Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Alison R. Cayton of Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389 (without benefit of title examination)

Brief description for the Index: 14.917 +/- Acres, Expressway Commerce Center

THIS DEED made this 10th day of August, 2018, by and between

GRANTOR	GRANTEE
<p>BRIGGS LAND CORP., a North Carolina corporation</p> <p>c/o Highwoods Properties, Inc. 3100 Smoketree Court, Suite 600 Raleigh, NC 27604</p>	<p>UNIVERSITY PROPERTIES IV, LLC, a North Carolina limited liability company</p> <p>4900 Leigh Drive Raleigh, NC 27616 Attention: Tony Fisher or Mollie Tisdale</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1335. page 669.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

Ad valorem taxes, enforceable easements, covenants, restrictions of record as of the date of recording hereof, and matters that would be shown by a current accurate survey of property. See covenants shown on Exhibit B attached hereto.

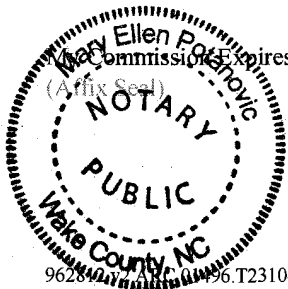
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Briggs Land Corp., a
North Carolina corporation

By: [Signature]
Print/Type Name & Title: CARLTON MIDYETTE, VP

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Carlton Midyette personally appeared before me this day and acknowledged that he or she duly executed the foregoing instrument for the purposes therein expressed and in his or her capacity so indicated.

Witness my hand and Notarial stamp or seal this 10th day of August, 2018.



[Signature]
Mary Ellen Potanovic Notary Public
Notary's Printed or Typed Name

EXHIBIT A**LEGAL DESCRIPTION**

BEGINNING AT AN NEW IRON PIN ON THE EASTERN RIGHT OF WAY OF SOUTH BRIGGS AVENUE, SAID CORNER HAVING NC GRID COORDINATE N: 805,337.05 E: 2,036,336.67 AND BEING THE SOUTHWESTERN CORNER OF UNIFIRST CORPORATION (DEED BOOK 2679 PAGE 1000 DURHAM COUNTY REGISTRY); THENCE WITH THE SOUTHERN LINE OF UNIFIRST CORPORATION N 82° 32' 14" E 50.00 FEET TO AN EXISTING IRON PIN; THENCE CONTINUING WITH THE SOUTHERN LINE OF UNIFIRST CORPORATION N 82° 32' 14" E 522.18 FEET TO AN EXISTING IRON PIN THE SOUTHWESTERN CORNER OF REGIONAL WAREHOUSE GROUP LLC (DEED BOOK 5339, PAGE 786, DURHAM COUNTY REGISTRY); THENCE WITH THE SOUTHERN BOUNDARY OF REGIONAL WAREHOUSE GROUP LLC THE FOLLOWING THREE CALLS: (1) S 73° 09' 27" E 282.44 FEET TO AN EXISTING IRON PIN, (2) THENCE, S 18° 32' 23" W 93.93 FEET TO AN EXISTING IRON PIN, AND (3) THENCE, S 88° 26' 23" E 518.18 FEET TO A NEW IRON PIN SET IN THE WESTERN RIGHT OF WAY OF CSX TRANSPORTATION; THENCE FOLLOWING THE WESTERN RIGHT OF WAY OF CSX TRANSPORTATION THE FOLLOWING TWO CALLS: (1) THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 2008.49 FEET AND HAVING A CHORD BEARING OF S 36° 52' 25" W AND CHORD DISTANCE OF 310.56 FEET TO AN EXISTING CONCRETE MONUMENT, (2) THENCE, S 41° 14' 27" W 281.24 FEET TO AN EXISTING CONCRETE MONUMENT THE NORTHEASTERN CORNER OF JBRL PARTNERS NO. 1 (DEED BOOK 1970, PAGE 617, DURHAM COUNTY REGISTRY); THENCE WITH THE NORTHERN LINE OF JBRL PARTNERS NO. 1 N 89° 28' 26" W 668.62 FEET TO AN EXISTING CONCRETE MONUMENT WHICH IS THE NORTHEASTERN CORNER OF JBRL 1 (DEED BOOK 2475, PAGE 03, DURHAM COUNTY REGISTRY); THENCE WITH THE NORTHERN LINE OF JBRL 1 N 89° 28' 26" W 353.18 FEET TO A NEW IRON PIN SET ON THE EASTERN RIGHT OF WAY OF SOUTH BRIGGS AVENUE; THENCE FOLLOWING THE EASTERN RIGHT OF WAY OF SOUTH BRIGGS AVENUE THE FOLLOWING TWO CALLS: (1) THENCE N 22° 07' 20" E 85.25 FEET A NEW IRON PIN SET, (2) THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET AND HAVING A CHORD BEARING N 04° 13' 26" E AND CHORD DISTANCE OF 483.55 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 14.917 ACRES MORE OR LESS, AND BEING A PORTION OF THE LANDS SHOWN ON PLAT ENTITLED "SOUTHLAND ASSOCIATES INC." BY GEORGE C. LOVE, PLS DATED 12/12/86 (PLAT BOOK 113 PAGE 72 DURHAM COUNTY REGISTRY); ALL AS SHOWN ON PLAT OF SURVEY BY THOMAS A. TELLUP, PLS ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR UNIVERSITY FORD INC." DATED AUGUST 3, 2018, SUMMIT DESIGN PROJECT 18-0261.

EXHIBIT B

In order to maintain and enhance property values for all property owners in Expressway Commerce Center, the property described on Exhibit A to this deed shall be subject to the following restrictive covenants: No structure may be constructed on the property unless Grantor has reviewed and approved the then owner's exterior plans, site plan and landscaping plans for such structure, which approval may not be unreasonably withheld; provided, however, if Grantor does not disapprove any such exterior plans, site plan, landscaping plans or revisions to same (collectively, "Plans"), and deliver written notice thereof to Grantee within twenty (20) days after Grantor's receipt of such Plans, then Grantor shall be deemed to have approved such Plans. Grantor hereby agrees and acknowledges that brick on the sides of the building facing any public streets shall be deemed an acceptable exterior building material. All outdoor storage of materials and supplies shall be screened from any public streets or adjoining properties and the overhead doors of any truck loading docks or areas shall not face a street, provided however Grantor acknowledges that the sides of trucks or other vehicles unloading at such loading docks or areas may face such streets. The foregoing restrictive covenants shall run with the title to the property and shall be binding upon any subsequent owner of the property and shall remain in existence for a period of ten (10) years from the date of recording hereof at which time such covenants shall expire and terminate and be of no further force and effect.