

08/08/2022 04:18:07PM

BT: OPR B: 9758 P: 266 Pages: 5

DEED - DEED

Fee: \$11,426.00 Excise Tax: \$11400.00

INSTRUMENT #2022032307

Sharon Marsh

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$11,400.00

Parcel Identification No. 224214

Return to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index: 1400 Merrion Avenue, Lot 5, Davis Park East, Durham, NC

THIS DEED is made this 8<sup>th</sup> day of August, 2022, by and between:

GRANTOR	GRANTEE
RESEARCH TRIANGLE LTD., a Florida limited partnership, doing business in North Carolina as RESEARCH TRIANGLE AT DAVIS PARK, LTD., LP  600 E. Colonial Drive, Suite 100 Orlando, Florida 32803	DD DP POD G, LLC, a Georgia limited liability company  403 Corporate Center Drive, Suite 201 Stockbridge, Georgia 30281

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 that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and being described as follows:

Set forth in **Exhibit A** attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6750, Page 401, Durham County Registry.

A map showing the above described property is recorded in Plat Book 203, Pages 196 - 200, Durham County Registry.

submitted electronically by "weatherspoon & voltz LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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

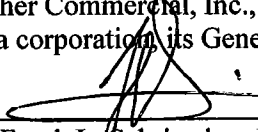
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the 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, other than those certain exceptions set forth in **Exhibit B** attached hereto and incorporated herein by this reference.

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

Research Triangle Ltd.,  
a Florida limited partnership

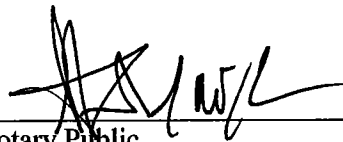
By: Schrimsher Commercial, Inc.,  
a Florida corporation, its General Partner

By:   
Frank L. Schrimsher, Director

STATE OF ~~FLORIDA~~ <sup>NC</sup>  
COUNTY OF Watauga

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Frank L. Schrimsher, Director.

Date: August 5<sup>th</sup>, 2022

  
Notary Public

Stuart Richard McClure  
Printed Name

My commission expires: 05/03/2023

[Official seal]

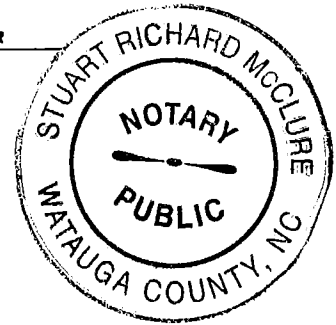


Exhibit A

**FEE TRACT:**

BEING all of that certain tract or parcel of real property described as "Lot 5", containing 2.83 acres, as more particularly shown and described in Plat Book 203, Pages 196 - 200, Durham County Registry.

**EASEMENT TRACTS:**

TOGETHER WITH non-exclusive beneficial easements as set forth in that certain instrument entitled "Davis Park East Declaration of Easements, Covenants and Restrictions" recorded in Book 8039, Page 314, as amended in Book 8358, Page 504 and in Book 8421, Page 471, Durham County Registry.

TOGETHER WITH non-exclusive beneficial easements as set forth in that certain instrument entitled "Sign Easement Agreement" recorded in Book 8468, Page 34, Durham County Registry.

Exhibit B

1. Ad valorem taxes for the year 2023 and subsequent years, not yet due and payable.
2. Covenants, conditions, restrictions, easements and liens provided for in the Davis Park East Declaration of Easements, Covenants and Restrictions recorded in Book 8039, Page 314; as amended in Book 8358, Page 504; Book 8421, Page 471; and Book 6750, Page 381, Durham County Registry.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the title disclosed by plats recorded in Plat Book 165, Page 368; Plat Book 166, Page 370; Plat Book 173, Pages 321 and 324; Plat Book 175, Pages 291 and 294; Plat Book 181, Page 383; Plat Book 182, Page 266; Plat Book 196, Pages 95-99; Plat Book 199, Pages 77-87; Plat Book 199, Pages 162 – 165; and Plat Book 203, Pages 196 – 200, Durham County Registry.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the title disclosed by survey entitled “ALTA/NSPS Land Title Survey – Davis Park Lot 5 – 1400 Merrion Avenue, City of Durham, Durham County, North Carolina” by Ronald T. Frederick, PLS, dated October 12, 2021, last revised November 11, 2021.
5. Easements to Duke Energy recorded in Book 8346, Page 4, and Book 8412, Page 760, Durham County Registry.
6. Stormwater Facility Agreement recorded in Book 8042, Page 282, as amended in Book 8243, Page 585; as further amended in Book 9013, Page 787, Durham County Registry.
7. Permanent Drainage Easement contained in Deed for Highway Right of Way to the Department of Transportation recorded in Book 4562, Page 852, Durham County Registry, and as shown on Plat Book 165, Page 368 (Easement Tracts only).
8. Easements to Duke Energy recorded in Book 5306, Page 239, and Book 5409, Page 845, Durham County Registry (Easement Tracts only).
9. Permanent Utility Easement recorded in Book 6538, Page 405, as assigned to Duke Energy Carolinas, LLC in Book 6581, Page 927, Durham County Registry (Easement Tracts only).
10. Drainage/Utility Easement to the Department of Transportation recorded in Book 7275, Page 878, and Book 7170, Page 395, Durham County Registry (Easement Tracts only).
11. Permanent Water Main and Temporary Construction Easements contained in Easement Deeds to the City of Durham recorded in Book 7774, Page 217, and Book 7774, Page 212, Durham County Registry and as shown on Plat Book 193, Page 391 (Easement Tracts only).
12. Notice of Residual Petroleum recorded in Book 8126, Page 675, Durham County Registry (Easement Tract Two only).