

Excise Tax: \$10,100.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Map: _____

Parcel Identifier No. 0756059938 and 0756160243

Verified by _____ County on the _____ day of _____, 20____

by _____

Prepared by: Michael F. Tomlinson, Esq., Troutman Sanders LLP, 301 S. College Street, Suite 3400, Charlotte, North Carolina 28202

After recording mail to: Dawn Singer, Dickinson Wright PLLC, 2600 West Big Beaver Road, Suite 300, Troy, Michigan 48084

Brief Description for the index

1400 Perimeter Park Drive, Morrisville, NC 27560

THIS DEED made as of the 10 day of JANUARY, 2019, by and between:

GRANTOR	GRANTEE
RT RESEARCH TRIANGLE LP, a Delaware limited partnership 220 Commerce Drive, Suite 400 Fort Washington, PA 19034	ALIDADE 1400 PERIMETER PARK, LLC, a North Carolina limited liability company 40900 Woodward Ave., Suite 250 Bloomfield Hills, Michigan 48304

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.

375 Submitted electronically by "First American - FAF01742 Troy" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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 or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property herein conveyed 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has signed this instrument on the day and year first above written.

RT RESEARCH TRIANGLE LP,
a Delaware limited partnership

By: RT Research Triangle GP LLC,
a Delaware limited liability company,
its general partner

By: [Signature]
Name: RYAN INGLE
Title: PRINCIPAL

STATE OF New York
COUNTY OF New York

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date: January 8th, 2019

[Signature]
Notary Public
Printed/Typed Name: _____

My Commission Expires: _____

[Notary Seal]

LOUISA D. LUNA
Notary Public, State of New York
No. 01LU6194439
Qualified in Kings County
Commission Expires 09/29/2020

EXHIBIT A

Legal Description

State of NC County of Wake and described as follows:

Being all of that certain tract or parcel of land designated as Lot 30, containing 4.0504 acres, more or less, Walnut Creek Business Park, Phase 1, as shown on that plat of survey prepared by Bass, Nixon & Kennedy, Inc. dated December 9, 2002 and entitled "Recombination Plat, Property of Weeks Realty LP and James T. Watkins and Suzanne H. Watkins," and recorded in Book of Maps 2002, Page 2049, Wake County Registry.

EXHIBIT B**Permitted Exceptions**

1. Taxes for the year 2019, a lien not yet due and payable, and all subsequent years.
2. Easement to Carolina Power and Light Company recorded in Book 4477, Page 704; and Book 4674, Page 634, Wake County Registry.
3. Right(s) of way to Southern Bell Telephone and Telegraph Company recorded in Book 4511, Page 709, Wake County Registry.
4. Easements and any other facts as shown on plat recorded in Book of Maps 1994, Page 412; Book of Maps 1998, Page 225; Book of Maps 1991, Page 871; Book of Maps 2002, Page 2049; and Book of Maps 1996, Page 1314-1316, all of the Wake County Registry.
5. Shared sidewalk with adjacent property west of the property as described in Deed recorded in Book 13900, Page 253, Wake County Registry.
6. Easement to BellSouth Telecommunications, Inc., a Georgia corporation recorded in Book 7018, Page 722, Wake County Registry.
7. Easement to Town of Morrisville, a municipal corporation of the State of North Carolina recorded in Book 7295, Page 941, Wake County Registry.
8. Easement to Interpath Communications, Inc., a North Carolina corporation recorded in Book 8144, Page 2388, Wake County Registry.
9. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for Perimeter Park-Phase 1, recorded in Book 14001, Page 2041, Wake County Registry.
10. Terms and provisions of that certain unrecorded Lease executed by DH Research Triangle, LLC, a Delaware limited liability company, successor-in-interest to Duke Realty limited Partnership to PPD Development, LP, a Texas limited partnership and successor-in-interest to PPD Development, Inc. dated February 23, 2011 as evidenced by a Memorandum of which is recorded in Book 14285, Page 355, Wake County Registry.
11. Easement to Town of Cary, a municipal corporation of the State of North Carolina recorded in Book 16560, Page 1941, Wake County Registry.
12. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s).
13. All matters set forth on that certain ALTA/NSPS Land Title Survey prepared by Barrett Surveying Group PLLC, dated December 5, 2018, Job No. 18-140.
14. All matters set forth on that certain "as-built" survey dated June 21, 2018, last revised October 2, 2018, and prepared by Cain Surveying P.C.