

Excise Tax: \$ 16,338

NORTH CAROLINA SPECIAL WARRANTY DEED

Map: _____

Parcel Identifier No. 0756069072

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

Prepared by: Kayla Shively, Michael Best & Friedrich, LLP,
521 E. Morehead St., Suite 405, Charlotte, NC 28202

After recording mail to: Kayla Shively, Michael Best & Friedrich, LLP,
521 E. Morehead St., Suite 405, Charlotte, NC 28202

Brief Description for the index 1400 Perimeter Park Drive, Morrisville, NC 27560

THIS DEED made as of the 29th day of APRIL, 2022, by and between:

GRANTOR	GRANTEE
ALIDADE 1400 PERIMETER PARK, LLC, a North Carolina limited liability company 40900 Woodward Ave., Suite 250 Bloomfield Hills, Michigan 48304	PUTNAM HOLDINGS, LLC 2500 Gateway Centre Blvd., Suite 850 Morrisville, NC 27560-6225

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 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.

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 "Permitted Exceptions" described on EXHIBIT B, attached hereto and incorporated herein by reference.

(Signature Page follows)

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

ALIDADE 1400 PERIMETER PARK, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Steven J. Faliski
Title: Authorized Signatory

STATE OF MICHIGAN
COUNTY OF OAKLAND

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: Steven J. Faliski.

Date: April 12, 2022

[Signature]
Printed/Typed Name: Robin A. Pudlo
Notary Public, Oakland County, Michigan
Acting in: Oakland County, Michigan
My Commission Expires: 12-15-2023

ROBIN A. PUDLO
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 15, 2023
Acting in the County of Oakland

[Notary Seal]

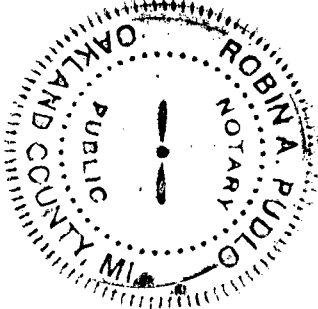


EXHIBIT A
Legal Description

Property located in Wake County, State of North Carolina, 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 2022, and subsequent years, a lien not yet due and payable.
2. Easements 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. Easement to Town of Cary, a municipal corporation of the State of North Carolina recorded in Book 16560, Page 1941, Wake County Registry.
11. All matters set forth on that certain ALTA/NSPS Land Title Survey dated March 14, 2022, last revised April 8, 2022, and prepared by Barrett Surveying Group PLLC as their Job No. 22-040.