


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Jun 28 12:23:29 PM
 BK:8454 PG:744-749
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018022278
 EXCISE TAX: \$2,700.00
 SMMARSH

 2018022278

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$ 2,700.⁰⁰

Parcel ID 221438; PIN 0749-04-60-2497

The property herein conveyed is not Grantor's primary residence. (NCGS §105-317.2)

A

After recording: Mail to Blanco Tackabery (KMO), P.O. Drawer 25008, Winston-Salem, NC 27114-5008

This instrument was prepared by: Shannon Parkhurst of Scannell Properties and reviewed by Kelly M. Otis, an attorney licensed to practice in the State of North Carolina

Brief description for the Index: Lot 3B consisting of approximately 5.8807 acres of real property located on TW Alexander Drive, in the City of Durham, Durham County, North Carolina

THIS DEED made this 28th day of June, 2018, by and between:

GRANTOR:	GRANTEE:
Scannell Properties #232, LLC, An Indiana limited liability company 8801 River Crossing Boulevard, Suite 300 Indianapolis, IN 46240	Intuitive Surgical, Inc., A Delaware corporation 1020 Kifer Road Sunnyvale, CA 94086-5304

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 Durham, Durham County, North Carolina and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property").

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7982, Pages

555 and 562, Durham County Register of Deeds.

TO HAVE AND TO HOLD the Property 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 its interest in the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances except as listed on Exhibit B attached hereto and made a part hereof, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions listed on Exhibit B. Title to the Property is conveyed subject to those exceptions included on Exhibit B, attached hereto and made a part hereof.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

SCANNELL PROPERTIES #232, LLC,
An Indiana limited liability company

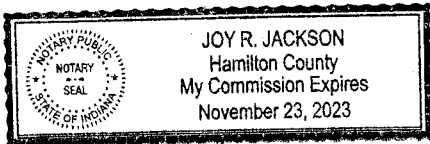
By: 
James C. Carlino, Manager

STATE OF INDIANA

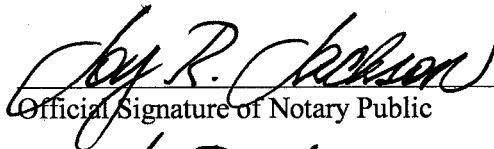
COUNTY OF MARION

I certify that the following person personally appeared before me this day and acknowledged that she/he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James C. Carlino as the Manager of Scannell Properties #232, LLC.

Date: June 21, 2018.



(Official Seal)


Official Signature of Notary Public

Joy R. Jackson
Insert name of Notary, printed or typed

My Commission Expires: 11/23/23

EXHIBIT A
Legal Description of the Land

PROPERTY DESCRIPTION - LOT 3B

BEING ALL OF LOT 3B AS SHOWN ON THAT PLAT RECORDED AT PLAT BOOK 197, PAGE 35 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DURHAM COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEWLY SET IRON PIPE LOCATED ON THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF T. W. ALEXANDER DRIVE AND BEING THE NORTHEASTERN PROPERTY CORNER OF LOT 3A AS RECORDED IN PLAT BOOK 197, PAGE 35, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH $57^{\circ}14'35''$ EAST A DISTANCE OF 29.38 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $75^{\circ}12'46''$ EAST A DISTANCE OF 69.21 FEET TO A NEWLY SET IRON PIPE LOCATED ON THE NEW SOUTHERN RIGHT-OF-WAY LINE OF T. W. ALEXANDER DRIVE; THENCE ALONG AND WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 44.90 FEET, SAID CURVE HAVING A RADIUS OF 1979.28 FEET, A CHORD DIRECTION OF SOUTH $60^{\circ}06'52''$ EAST AND A CHORD DISTANCE OF 44.90 FEET TO A NEWLY SET IRON PIPE; THENCE SOUTH $60^{\circ}45'52''$ EAST A DISTANCE OF 408.56 FEET TO A NEWLY SET IRON PIPE; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 25.12 FEET, SAID CURVE HAVING A RADIUS OF 1215.34 FEET, A CHORD DIRECTION OF SOUTH $61^{\circ}21'24''$ EAST AND A CHORD DISTANCE OF 25.12 FEET TO A NEWLY SET IRON PIPE; THENCE AS SAID RIGHT-OF-WAY TRANSITIONS INTO THE WESTERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE SOUTH $15^{\circ}48'23''$ EAST 72.98 TO AN EXISTING IRON PIPE; THENCE SOUTH $23^{\circ}32'25''$ WEST A DISTANCE OF 91.00 FEET TO AN EXISTING IRON PIPE; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 161.90 FEET, SAID CURVE HAVING A RADIUS OF 347.22 FEET, A CHORD DIRECTION OF SOUTH $09^{\circ}40'24''$ WEST AND A CHORD DISTANCE OF 160.44 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH $03^{\circ}27'44''$ WEST A DISTANCE OF 55.08 FEET TO AN EXISTING IRON PIPE, THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DOE & INGALLS PROPERTIES II LLC AS RECORDED IN DEED BOOK 6764, PAGE 756 AND AS SHOWN IN PLAT BOOK 188, PAGE 85, DURHAM COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH $79^{\circ}01'33''$ WEST A DISTANCE OF 159.85 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $82^{\circ}18'08''$ WEST A DISTANCE OF 44.52 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH $75^{\circ}02'49''$ WEST A DISTANCE OF 236.50 FEET TO AN EXISTING IRON PIPE LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY LC INDUSTRIES INC AS RECORDED IN DEED BOOK 6118, PAGE 697 AND AS SHOWN IN PLAT 96, PAGE 144, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH $02^{\circ}16'06''$ EAST A DISTANCE OF 371.64 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH $87^{\circ}48'12''$ WEST A DISTANCE OF 93.77 FEET TO A NEWLY SET IRON PIPE, THE SOUTHEASTERN PROPERTY CORNER OF SAID LOT 3A; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH $02^{\circ}11'48''$ EAST A DISTANCE OF 253.06 FEET TO A NEWLY SET IRON PIPE; THENCE NORTH $32^{\circ}45'25''$ EAST A DISTANCE OF 67.36 TO THE POINT OF BEGINNING, CONTAINING 5.8807 ACRES AND BEING ALL OF LOT 3B AS RECORDED IN SAID PLAT BOOK 197, PAGE 35, DURHAM COUNTY REGISTRY.

TOGETHER WITH AND SUBJECT TO THE RIGHTS, BENEFITS AND BURDENS IN AND TO THOSE

CERTAIN APPURTENANCES AND AGREEMENTS DESCRIBED IN THAT CERTAIN RESERVED EASEMENT IN DEED RECORDED IN BOOK 6764 AT PAGE 756, DURHAM COUNTY REGISTRY.

FURTHER TOGETHER WITH AND SUBJECT TO THE RIGHTS, BENEFITS AND BURDENS IN AND TO THOSE CERTAIN APPURTENANCES AND AGREEMENTS DESCRIBED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 6764 AT PAGE 767, AND SHOWN ON PLAT RECORDED IN PLAT BOOK 288 AT PAGE 85, DURHAM COUNTY REGISTRY.

THERE EXISTS ON THE ABOVE DESCRIBED LOT 3B THE GUESS FAMILY CEMETERY LOT CONTAINING 0.1833 ACRES, WHOSE AREA IS NOT INCLUDED IN THE ABOVE DESCRIPTION AND IS NOT BEING CONVEYED HEREIN, AND IS FURTHER DESCRIBED FOLLOWS:

COMMENCING AT A NEWLY SET IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE AND ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DOE & INGALLS PROPERTIES II LLC AS RECORDED IN DEED BOOK 6764, PAGE 756 AND AS SHOWN IN PLAT BOOK 188, PAGE 85, DURHAM COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 79°01'33" WEST A DISTANCE OF 159.85 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 82°18'08" WEST A DISTANCE OF 44.52 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 75°02'49" WEST A DISTANCE OF 236.50 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 02°16'06" EAST A DISTANCE OF 371.64 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 66°22'39" EAST A DISTANCE OF 263.79 FEET TO AN EXISTING IRON PIPE, THE POINT OF BEGINNING; THENCE NORTH 77°00'40" EAST A DISTANCE OF 73.70 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 24°06'19" EAST A DISTANCE OF 105.24 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°40'18" WEST A DISTANCE OF 106.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 06°21'46" WEST A DISTANCE OF 79.38 FEET THE NEWLY SET IRON PIPE OF BEGINNING, CONTAINING 0.1833 ACRES.

EXHIBIT B

1. The lien for all city, state and county ad valorem taxes, utility assessments, governmental assessments and similar impositions levied or imposed upon or assessed against the Property not due and payable on or before the date of this instrument.
2. Zoning ordinances affecting the Property.
3. Amended and Restated Declaration with respect to Covenants and Restrictions Affecting Triangle Business Center appearing of record in Book 1721 at Page 125; First Modification in Book 2150 at Page 858; Resignation of Declarant recorded in Book 2150 at Page 869; Second Modification in Book 7839 at Page 568 and Book 7852 at Page 199 ; and Third Modification in Book 7999 at Page 856 of the Durham County Registry.
4. Subject to matters shown on plat recorded in Plat Book 123 at Page 99, Plat Book 127 at Page 38, Plat Book 155 at Page 173, Book Plat Book 188 at Page(s) 85 and 197, and Plat Book 197 at Page 35, Durham County Registry.
5. Stormwater Facility Agreement recorded in Book 8089 at Page 432, Durham County Registry.
6. Easement(s) and/or Rights(s) of Way to Duke Energy Carolinas, LLC recorded in Book 8231 at Page 452, Durham County Registry.
7. Stormwater Pond Access and Maintenance Agreement recorded in Book 8286 at Page 453, Durham County Registry.
8. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 264 at Page 291 and Book 1473 at Page 475, Durham County Registry.
9. Easement(s) reserved in Deed to Department of Transportation recorded in Book 1426 at Page 232, Durham County Registry.
10. Deed of Easement and Release recorded in Book 1623 at Page 6, Durham County Registry.
11. Subject to the rights, benefits and burdens described in that reserved easement contained in North Carolina Special Warranty Deed recorded in Book 6764 at Page 756, Durham County Registry.
12. Subject to the rights, benefits and burdens described in that Access Easement Agreement recorded in Book 6764 at Page 767, and shown on map recorded in Plat Book 188 at Page 85, Durham County Registry.