

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Nov 27 01:42 PM NC Rev Stamp: \$ 1285.00
Book: 8315 Page: 933 Fee: \$ 26.00
Instrument Number: 2017041502
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,285.00

Parcel Identifier No.: portions of PIN: 0749-04-61-6074 & 0749-04-60-6875, Parcel Ref No.: 217307 & 206812 Verified by _____
County on the __ day of _____, 20_____
By: _____

Mail/Box to: _____ Grantee _____

This instrument was prepared by: Leslee Ruth Sharp, without benefit of title _____

Brief description for the Index: Lot 6D Plat Book 198, Page 62, Durham County Registry _____

THIS DEED made this 27th day of November, 2017, by and between

GRANTOR	GRANTEE
JACK PARKER PROPERTIES NC, LLC a Delaware limited liability company	APEX SCHOOL OF THEOLOGY, INC. a North Carolina non-profit corporation 1701 T. W. Alexander Road Durham, NC 27703

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 or parcel of land situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 6D as shown on plat prepared by Withers Ravenel titled "Jack Parker Properties NC, LLC Lincoln Park West 2-Lots 6C & 6D" recorded in Plat Book 198, Page 62, Durham County Registry.

BY ACCEPTANCE OF THIS DEED AND RECORDATION OF SAME GRANTEE ACKNOWLEDGES THAT THE PROPERTY IS PART OF THE LINCOLN PARK WEST COMMERCIAL DEVELOPMENT AND THAT THE LINCOLN PARK WEST COMMERCIAL DEVELOPMENT IS SUBJECT TO A MAJOR TRAFFIC SPECIAL USE PERMIT ("SUP") ISSUED BY THE CITY OF DURHAM; AND GRANTEE UPON RECORDATION OF THIS DEED ACCEPTS AND AGREES TO BE BOUND BY THE

TERMS AND CONDITIONS OF THE SUP; FURTHER BY ACCEPTANCE AND RECORDATION OF THIS DEED, GRANTEE AGREES THAT NEITHER IT NOR ITS OR SUCCESSORS AND/OR ASSIGNS WILL DEVELOP THE PROPERTY FOR ANY USE WHICH WILL GENERATE MORE THAN THE ASSIGNED AND ALLOCATED NUMBER OF VEHICLE TRIPS BEING 38 AM TRIPS AND 68 PM TRIPS AS CALCULATED PURSUANT TO THE SUP. THIS RESTRICTION SHALL RUN WITH THE LAND.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5138, Page 678.

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 198, Page 62.

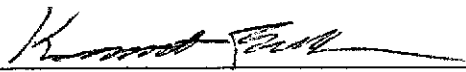
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 the following exceptions:

Covenants, conditions, restrictions, easements; other matters of record; and other matters, including but not limited to those shown on Exhibit "A" attached hereto.

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

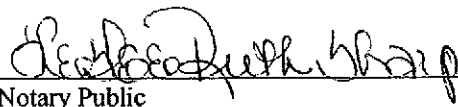
JACK PARKER PROPERTIES NC, LLC (Entity Name)
a Delaware limited liability company

 (SEAL)
By: Kenneth M. Fuller
Operating Manager

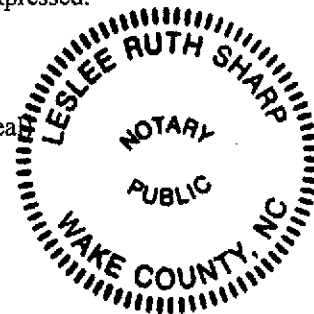
State of North Carolina
County of Wake

I, Leslee Ruth Sharp, the undersigned Notary Public of the County and State aforesaid, certify that KENNETH M. FULLER, either being personally known to me or ~~proven by satisfactory evidence (said evidence being _____)~~, personally appeared before me this day and acknowledged that he is OPERATING MANAGER of JACK PARKER PROPERTIES NC, LLC, a Delaware limited liability company, and that he as OPERATING MANAGER, being duly authorized, voluntarily executed the foregoing instrument for and behalf of the limited liability company for the purposes therein expressed.

Witness my hand and Notarial stamp or seal
This 27th day of November, 2017.


Notary Public
Name: Leslee Ruth Sharp

(Official Stamp or Seal)



My Commission Expires: February 3, 2019.

EXHIBIT "A"
Title Exceptions

Deed by and between
Jack Parker Properties NC, LLC as Grantor
and
Apex School of Theology, Inc. as Grantee

(1) Declaration of Easements, Covenants and Conditions (Stormwater) recorded in Book 4521, Page 668, as amended in that certain Amendment recorded in Book 5084, Page 884, re-recorded in Book 5501, Page 790; as same may be amended by that Storm Water Discharge Easement Agreement recorded in Book 7653, Page 452, all of the Durham County Registry;

(2) Stormwater Facility Agreement and Covenant Version 082203 by and between Parker-Raleigh Development XXXII LLC as Permittee and the City of Durham as City recorded in Book 5039, Page 289, Durham County Registry and as assumed by Jack Parker Properties NC, LLC pursuant to that Assumption of Stormwater Facility Operation and Maintenance Permit Agreement dated August 29, 2007 and recorded in Book 5737, Page 250, Durham County Registry;

(3) Declaration of Cross-Access and Utility Easements Lincoln Park West - Lots 2, 3 and 6 recorded in Book 2666, Page 430, Durham County Registry; as amended and restated per Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 5084, Page 847, Durham County Registry.

(4) Declaration of Easements, Covenants and Conditions recorded in Book 4521, Page 653, Durham County Registry.

(5) Driveway Easement and Maintenance Agreement recorded in Book 4521, Page 684, Durham County Registry.

(6) Declaration of Easements and Assignment of Certain Declarant Rights recorded in Book 5084, Page 816, Durham County Registry.

(7) Declaration of Restrictions Regarding TSUP and Trip Generation Allocation recorded in Book 5288, Page 861, Durham County Registry.

(8) Matters shown on plats recorded in Plat Book 142, Page 80; Plat Book 143, Page 176; Plat Book 145, Page 109; Plat Book 162, Page 269; Plat Book 175, Page 61; Plat Book 175, Page 64; Plat Book 193, Page 358; and Plat Book 198, Page 62, all of the Durham County Registry.

(9) Rights of ways and easements for access and utilities currently located on the property.

(10) Ad valorem Taxes for 2017.