

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2020 May 01 12:52:46 PM
BK:8931 PG:55-58
DEED
FEE: \$26.00
INSTRUMENT # 2020015380
EXCISE TAX: \$103,000.00
APRILJ



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$103,000.00

Parcel Identifier No. 149515 Verified by Durham County on the ___ day of _____, 2020

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Moore & Van Allen PLLC, 100 North Tryon Street, Suite 4700, Charlotte, NC 28202, Attention: Christopher D. Thompson, Esq.

Brief description for the Index: New Parcel B, Plat Book 138, Page 122

THIS DEED made this 30th day of April, 2020, by and between

GRANTOR

DPR SOUTHPOINT CROSSING LLC,
a Delaware limited liability company
270 South Service Road, Suite 45
Melville, New York 11747

GRANTEE

SOUTHPOINT ACQUISITION LLC,
a Delaware limited liability company
1400-3280 Bloor Street West, Centre Tower
Toronto, Ontario, Canada M8X 2X3

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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows: See Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7118 page 454.

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 138, page 122.

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: See Exhibit "B".

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

GRANTOR

DPR SOUTHPPOINT CROSSING LLC,
a Delaware limited liability company

By: [Signature]
Name: Charles Becker
Its: President

State of New York - County of SUFFOLK

I, the undersigned Notary Public of the County of SUFFOLK and State of New York, certify that Charles Becker personally came before me this day and acknowledged that he is the President of DPR SOUTHPPOINT CROSSING LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21st day of April, 2020.

[Signature]
Signature of Notary

(Official Notarial Seal)
PETER I. CAVALLARO
Notary Public, State of New York
No. 02CA4912316
Qualified in Nassau County
Commission Expires October 19, 2021

My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Legal Description

BEING all of new Parcel B, containing 26.21 acres, as shown on a plat entitled "Final Plat Recombination Plat for Jack D and Guinevere Hutson et al" and recorded in Plat Book 138, Page 122, Durham County Registry.

TOGETHER WITH the benefit of the easements, covenants and restrictions appurtenant to the above described property as contained in Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded in Book 2338, Page 397, Durham County Registry.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General and special taxes and assessments for calendar year 2020 and subsequent years, not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions and Grant of Easements appearing of record in Book 2338 at Page 397 of the Durham County Registry, and related Amended to Declaration recorded in Book 8797, Page 691 of the Durham County Registry.
3. Supplemental Stormwater Facility Agreement and Covenants by and between DPR Southpoint Crossing, LLC and City of Durham, recorded in Book 7217, Page 964 of the Durham County Registry.
4. Easement to Grant of Easement recorded in Book 8725, Page 213 of the Durham County Registry.
5. Stormwater Facility Operations and Maintenance Permit Agreement between SCA North Carolina Limited Partnership and the City of Durham recorded in Book 2393, Page 866 of the Durham County Registry.
6. Easements, Restrictions and/or Rights-of-way shown on Plat Book 138, Page 122 and Plat Book 139, Page 125 and Page 126 of the Durham County Registry.
7. Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, Page 958 and shown on Plat Book 139, Page 125.
8. Greenway Easement dedicated to the City of Durham, recorded in Book 1503, Page 898.
9. Easement(s) to Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 5721, Page 962, Durham County Registry.