

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2018 Aug 07 11:47:51 AM  
BK:8483 PG:291-294  
DEED  
FEE: \$26.00  
INSTRUMENT # 2018027614  
EXCISE TAX: \$98,641.00



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$98,641.00

Parcel Identifier No. PIN 0749-03-22-7935

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_ Mail to: Grantee Womble Bond Dickinson

This instrument was prepared by: Womble Bond Dickinson (US) LLP, Nellie Shipley Sullivan, 555 Fayetteville Street, Suite 1100, Raleigh, North Carolina 27601 without title search

Brief description for the Index: 124± acres T.W. Alexander Drive

THIS DEED made this 1<sup>st</sup> day of August, 2018, by and between

GRANTOR	GRANTEE
<p><b>BAYER CROPSCIENCE LP,</b> a Delaware limited partnership, formerly known as Aventis CropScience USA LP</p>	<p><b>BASF Agricultural Solutions Seed US LLC, a</b> Delaware limited liability company</p>
<p><b>2 T.W. Alexander Drive</b> <b>Research Triangle Park, NC 27709</b></p>	<p><b>Address:</b> <b>100 Park Avenue</b> <b>Florham Park, NJ 07932</b></p>

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 Research Triangle Park Township, Durham County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed \_\_\_ includes or \_x\_ does not include the primary residence of a 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, other than the following exceptions:

- 1. 2018 ad valorem taxes.
- 2. All other easements, restrictions, conditions, right-of-ways and encumbrances of record.

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

**BAYER CROPSCIENCE LP,**  
a Delaware limited partnership,  
f/k/a Aventis CropScience USA LP

By: 

Printed Name: Linda U. Feuss

Title: Assistant Secretary

STATE OF NORTH CAROLINA

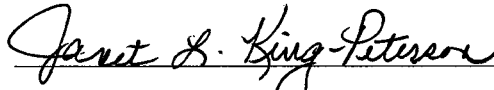
COUNTY OF DURHAM

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Linda U. Feuss personally appeared before me this day, and

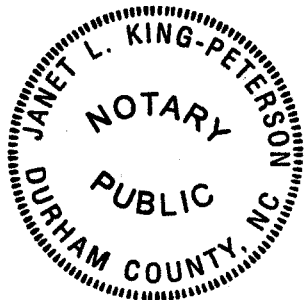
- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a \_\_\_\_\_
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Assistant Secretary.

Date: August 1, 2018

, Notary Public  
Janet L. King-Peterson  
(printed name)

(Official Seal)



My commission expires: Dec. 27, 2019

**EXHIBIT A**

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATED IN THE TOWNSHIP OF RESEARCH TRIANGLE PARK, COUNTY OF DURHAM, STATE OF NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1****Parcel 1**

COMMENCING AT A POINT LOCATED IN THE NORTHERNMOST RIGHT-OF-WAY LINE OF T. W. ALEXANDER DRIVE, SAID POINT HAVING NORTH CAROLINA GRID COORDINATES N 791,394.49 E 2,042,157.92, THENCE SOUTH 85° 23' 23" EAST 118.09 FEET TO A STAKE LOCATED IN THE NORTHERNMOST RIGHT-OF-WAY LINE OF T. W. ALEXANDER DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 4° 03' 05" WEST 148.87 FEET TO A STAKE BEING THE POINT AND PLACE OF BEGINNING AND MARKING THE SOUTHEAST CORNER OF PARCEL C AS SHOWN ON A PLAT TO WHICH REFERENCE IS HEREINAFTER MADE; THENCE FROM SAID POINT OF BEGINNING, NORTH 4° 03' 05" WEST 1,236.25 FEET ALONG AND WITH AN EXISTING LINE OF THE PROPERTY OF UNION CARBIDE AGRICULTURAL PRODUCTS COMPANY, INC., TO A STAKE; THENCE ALONG AND WITH A NEW LINE OF THE PROPERTY OF THE RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA SOUTH 82° 42' 45" WEST 145.97 FEET TO A STAKE; THENCE ALONG AND WITH ANOTHER NEW LINE OF THE PROPERTY OF THE RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA THE FOLLOWING COURSES AND DISTANCES: SOUTH 9° 25' 36" WEST 109.48 FEET TO A STAKE; THENCE SOUTH 5° 51' 04" WEST 560.32 FEET TO A STAKE; THENCE ALONG AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,079.448 FEET, A DISTANCE OF 333.56 FEET TO A STAKE; THENCE SOUTH 11° 51' 13" EAST 219.87 FEET TO A STAKE; THENCE ALONG AND WITH ANOTHER NEW LINE OF THE PROPERTY OF THE RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA AS SAID LINE CURVES TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,634.86 FEET, A DISTANCE OF 230.35 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF PARCEL "C" CONTAINING 6.543 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF A SURVEY ENTITLED "PROPERTY OF RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA FOR UNION CARBIDE CORPORATION" BY BONEY & ASSOCIATES, INC., ENGINEERING AND SURVEYING, RALEIGH, N.C. DATED 4/29/85, REVISED 5/22/85, 7/10/85, 10/16/85 AND RECORDED IN BOOK 111, PAGE 212, DURHAM COUNTY, NORTH CAROLINA REGISTRY.

**Parcel 2**

BEGINNING AT AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED AT THE INTERSECTION OF THE NORTHERNMOST RIGHT-OF-WAY LINE OF ALEXANDER DRIVE (S.R. 2028) AND THE WESTERNMOST RIGHT-OF-WAY OF SOUTHERN RAILROAD; THENCE ALONG AND WITH THE NORTHERNMOST RIGHT-OF-WAY LINE OF ALEXANDER DRIVE SOUTH 82° 42' 45" WEST 1365.19 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 07° 08' 49" WEST 50.19 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 85° 23' 23" WEST 118.09 FEET TO A STAKE; THENCE NORTH 04° 03' 05" WEST 1385.12 FEET TO A STAKE; THENCE NORTH 82° 42' 45" EAST 1618,09 FEET TO A STAKE LOCATED IN THE WESTERNMOST RIGHT-OF-WAY LINE OF SOUTHERN RAILROAD; THENCE ALONG AND WITH THE WESTERNMOST RIGHT-OF-

WAY LINE OF SOUTHERN RAILROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 03° 52' 59" WEST 101.87 FEET TO A STAKE; SOUTH 02° 48' 05" WEST 101.90 FEET TO A STAKE; SOUTH 01° 41' 59" WEST 101.59 FEET TO A STAKE; SOUTH 00° 58' 59" WEST 100.89 FEET TO A STAKE; SOUTH 00° 40' 47" WEST 100.26 FEET TO A STAKE; SOUTH 00° 40' 45" WEST 948.02 FEET TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 50.950 ACRES, MORE OR LESS, AND BEING ALL OF PARCEL A, ACCORDING TO A SURVEY ENTITLED "RESEARCH TRIANGLE FOUNDATION OF N. C., INC., FOR UNION CARBIDE CORPORATION, TOWNSHIP: TRIANGLE, COUNTY: DURHAM, STATE: NORTH CAROLINA," DATED 7/23/79 AND REVISED 12/4/79 AND 2/27/80, BY BONEY AND ASSOCIATES, INC., ENGINEERING AND SURVEYING, RALEIGH, N.C.

**TRACT 2**

BEING ALL OF TRACT 2, CONTAINING APPROXIMATELY 69.41 ACRES, AS DEPICTED ON THAT CERTAIN SURVEY ENTITLED "SURVEY FOR RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA", PREPARED BY RIVERS AND ASSOCIATES, INC., A PLAT OF WHICH IS RECORDED IN PLAT BOOK 123, PAGES 51-52, DURHAM COUNTY REGISTRY.