

Property is conveyed together with all rights, privileges, easements, entitlements and rights of way appurtenant to said Property, if any, including without limitation, all mineral, oil and gas and other subsurface rights, development rights, air rights and water rights (collectively, the "Appurtenances").

The Property hereinabove described was acquired by Grantor by deed recorded in Book 7, Page 561, Durham County Public Registry.

TO HAVE AND TO HOLD the aforesaid Property and all Appurtenances thereto belonging to the Grantee in fee simple.

The property conveyed does not include the personal residence of the Grantor.

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, through or under Grantor but not otherwise, subject to those matters listed on Exhibit B attached hereto.

[EXECUTION AND NOTARIZATION APPEARS ON FOLLOWING PAGE]

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

GRANTOR:

NORTH CAROLINA RAILROAD
COMPANY, a North Carolina corporation

By: *Charles E. Burnell, Jr.*
Name: Charles E. Burnell, Jr.
V.P. - Real Estate
Title: _____

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that Charles E. Burnell, Jr. personally appeared before me this day and acknowledged to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: May 10, 2016

Catherine Campbell
(official signature of Notary)
Catherine Campbell, Notary Public
(Notary's printed or typed name)

My commission expires: 09/11/2017



Exhibit A to Special Warranty Deed

Legal Description

All that certain tract of land, comprising approximately 81,309.55 square feet, situated in the City of Durham, County of Durham, North Carolina, shown as "New Lot 1" on that certain Subdivision Plat of North Carolina Railroad Company, prepared by Coulter, Jewell, Thames P.A., recorded on November, 20, 2006 in Plat Book 174, Page 392, Durham County Register of Deeds Office (the "Land").

Grantee, for itself and its successors and assigns, acknowledges that the right of way of Pettigrew Street, a public street situate adjacent to and outside the boundaries of the Land, is wholly located on and within a North Carolina Railroad Company ("NCR") railroad corridor and right of way, it being so located and maintained by the City of Durham at the pleasure of NCR, there being no formal conveyance of rights therein by NCR or taking by other action of the City of Durham. The northern boundary of the Land is coincident with the southern railroad corridor and right of way boundary line. NCR reserves unto itself, its successors and assigns, all of its right, title and interest in, on, under and above Pettigrew Street. Should Pettigrew Street be abandoned, the underlying land and property and all appurtenances thereto will remain vested in NCR, its successors or assigns.

Neither Grantee, nor its successors or assigns, shall have legal access to cross over or enter upon said NCR railroad corridor and right of way except to the extent Grantee has the same rights as the public to use the public street known as Pettigrew Street for so long as it remains a public street and no longer or otherwise.

Exhibit B to Special Warranty Deed

Exceptions to Title

1. The lien of *ad valorem* taxes on the Real Property for 2016 and subsequent years, whether or not due and payable;
2. Pending and confirmed assessments, if any;
3. Matters of zoning and local ordinance;
4. All easements and restrictions of record;
5. All matters that would be revealed by a current and accurate survey of the Real Property; and
6. Matters shown on (a) Investors Title Insurance Commitment No. 201500324CA3 (as amended from time to time) and any policy issued pursuant thereto, and (b) the ALTA/ACSM Survey of 205 Blackwell Street dated July 22, 2015 and prepared by Coulter | Jewell | Thames.