

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Dec 19 04:25:09 PM
 BK:8566 PG:352-358
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018043548
 EXCISE TAX: \$670.00



SPECIAL WARRANTY DEED

Excise Tax: \$670.00 Tax Lot No./Parcel Identifier No.: 157084/0739-03-42-1725
 156995/0739-03-43-0003
 157086/0739-03-42-2525

Mail after recording to: Grantee
 This instrument was prepared by: David Saye, Mayer Brown LLP, 214 North Tryon Street,
 Charlotte, North Carolina 28202
 Brief Description For The Index:

2206 East Cornwallis Road, Durham, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of December 18, 2018, by and between:

GRANTOR:	GRANTEE:
CLPF – Research Center Land, LLC Address: c/o Clarion Partners, LLC 230 Park Avenue, 12 th Floor New York, New York 10169	Synthon Properties L.L.C., a North Carolina limited liability company Address: 923 Bluestone Road Durham, North Carolina 27713

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7545, Page 854, Office of the Durham County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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

And Grantor covenants with 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, except for the exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the date first above written.

GRANTOR:

CLPF – RESEARCH CENTER LAND, LLC, a Delaware limited liability company

By: Clarion Lion Properties Fund Holdings, L.P., a Delaware limited partnership, its: Sole Member


By: CLPF-Holdings, LLC, a Delaware limited liability company, its General Partner

By: Clarion Lion Properties Fund Holdings REIT, LLC, a Delaware limited liability company, its Sole Member

By: Clarion Lion Properties Fund, LP, a Delaware limited partnership, its Managing Member

By: Clarion Partners LPF GP, LLC, a Delaware limited liability company, its General Partner

By: Clarion Partners, LLC, a New York limited liability company, its Sole Member

By: 
Name: Katie Vaz
Title: Authorized Signatory

STATE OF New York)
) SS.
COUNTY OF Bronx)

I, Christine Santiago the undersigned Notary Public of the County and State aforesaid, do hereby certify that Katie Vaz, being personally known to me, personally appeared before me this day and acknowledged that he/she is the Authorized Signatory of Clarion Partners, LLC, a New York Limited liability company, sole member of Clarion Partners LPF GP, LLC, a Delaware limited liability company, general partner of Clarion Lion Properties Fund, LP, a Delaware limited partnership, managing member of Clarion Lion Properties Fund Holdings REIT, LLC, a Delaware limited liability company, sole member of CLPF-Holdings, LLC, a Delaware limited liability company, general partner of Clarion Lion Properties Fund Holdings, L.P., a Delaware limited partnership, sole member of CLPF - Research Center Land, LLC, a Delaware limited liability company, and that he/she, as Authorized Signatory, being authorized to do so, voluntarily executed the foregoing instrument for the purposes therein expressed on behalf of such limited liability company.

Witness my hand and official stamp or seal this 14th day of December, 2018.

Christine Santiago
Notary Public

Print Name: Christine Santiago

My Commission Expires: Jan. 26, 2021

Seal/Stamp:

CHRISTINE SANTIAGO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SA6200202
Qualified in Bronx County
Commission Expires January 26, 2021

EXHIBIT A

LEGAL DESCRIPTION

TRACT 11:Parcel One:

Being all of Lot 1, Subdivision of Cornwall Partnership Property, containing 2.13 acres, as shown on that plat recorded in Plat Book 128, Page 27, Durham County Registry.

ALSO DESCRIBED AS:

Beginning at an iron pipe set, where the northeasterly right of way line of Old Cornwallis Road (Existing Variable Width Public R/W) intersects the northwesterly property line of lands N/F Transwestern Research Tri-center South Land, LP., said BEGINNING POINT having the North Carolina Grid Coordinate (1927 NAD) N=792,246.504' AND E=2,034,044.233'; thence, along said northeasterly R/W, N24°38' 54"W, 244.92 feet to a point of curvature in the same; thence, along said curve to the right having a radius of 924.66 feet, a delta of 16°42' 26", an arc of 269.63 feet and a chord of S16°20'34"E, 268.67 feet to an existing concrete monument in the aforementioned Northeasterly R/W line of Old Cornwallis Road; thence, leaving said road and along the southerly line of Parcel Two shown hereon, S89°37' 17"E, 149.79 feet to an existing iron pipe on the southwesterly R/W line of Cornwallis Road (existing 150' public R/W); thence, along said Cornwallis Road on a curve to the left having a radius 11,534.16 feet, a delta of 1°59'34", an arc of 401.16 feet and a chord of S35°17'33"E, 401.11 feet to a existing iron pipe, where the aforementioned R/W line and northwesterly property line of Transwestern Research Tri-center South Land, LP. intersects; thence along said northwesterly line, S53°16'31"W, 254.25 feet to the Point and Place of Beginning; Said Above Described tract of land containing within said bounds 92,913 S.F. or 2.133 Acres.

Parcel Two:

Being all of that 0.342-acre tract or parcel of land designated as the "Rodwell Parcel" on that plat recorded in Plat Book 111, Page 179, Durham County Registry, said tract or parcel being alternatively identified or designated as (i) that 0.34-acre tract of land on that plat recorded in Plat Book 106, Page 5, Durham County Registry, and (ii) that tract of land labeled as "N/F Rodwell Prop." on that plat recorded in Plat Book 128, Page 27, Durham County Registry.

ALSO DESCRIBED AS:

Beginning at an existing concrete monument, where the northeasterly right of way line of Old Cornwallis Road (Existing Variable Width Public R/W) intersects the northerly line of Parcel One, above described, said BEGINNING POINT having the North Carolina Grid Coordinate (1927 NAD) N=792,906.923' AND E=2,033,866.491'; thence, along said northeasterly R/W, N08°04' 14"W, 136.06 feet to an existing concrete monument in the truncated intersection of Old Cornwallis Road with Cornwallis Road; thence along said intersection S79°53' 37"E, 89.53 feet to a point in the southwesterly R/W line of Cornwallis Road, (existing 150' public R/W), passing over an existing concrete monument 0.9 feet northwestwardly from said R/W line; thence, along

said Cornwallis Road on a curve to the left having a radius 11,534.16 feet. a delta of $0^{\circ}43' 06''$, an arc of 144.61 feet and a chord of $S33^{\circ}56' 13''E$, 144.61 feet to a existing iron pipe in the same where it intersects the aforementioned northerly line of Parcel One; thence along Parcel One, $N89^{\circ}37' 17''W$, 149.79 feet to the Point and Place of Beginning; Said Above Described tract of land containing within said bounds 14,712 S.F. or 0.338 Acres.

Parcel Five: (Lot 7)

Being all of Lot 7 (containing 0.198 acre), as shown on that plat entitled "Dedication Plat Survey for: Northeast Creek Parkway," dated June 15, 1997, prepared by S.D. Puckett & Assoc., Inc., Registered Land Surveyors and recorded in Plat Book 139, Page 8, Durham County Registry.

ALSO DESCRIBED AS:

BEING all of Lot 7 as shown on plat entitled "Dedication Plat Survey for Northeast Creek Parkway" dated June 15, 1997 and recorded in Plat Book 139 at Page 8 and revised by plat entitled "Right of Way Revision Map of Northeast Creek Parkway and Correction Plat of Lots 5, 6, 7 and 8" dated April 30, 1999 and recorded in Plat Book 143 at Page 199 of the Durham County Public Registry.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2018, and subsequent years, not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstances disclosed by plat recorded in Plat Book 128, Page 27, Durham County Registry (Parcel One).
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstances disclosed by plat(s) recorded in Plat Book 106, Page 5; Plat Book 111, Page 179; and Plat Book 128, Page 27, Durham County Registry (Parcel Two).
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstances disclosed by plat recorded in Plat Book 138, Page 8 Plat Book 143, Page 199, Durham County Registry (Parcel Five).
5. Right of way to Duke Power Company recorded in Book 121, page 628 and 629, Durham County Registry.
6. Right(s) of way to State Highway Commission recorded in Book 341, pages 260, 461, 590 and 649; Book 342, Page 181 and book 352, Page 594, Durham County Registry.
7. Declaration of Restrictive Covenants dated as of . December 19____, 2018 and recorded December _____ 19____, 2018 in Book 8566 , Page 338 .