

Register of Deeds

Sharon A. Davis  
Durham County, NC

07/29/2022 02:23:08 PM

BT: OPR B: 9752 P: 510 Pages: 5

DEED - DEED

Fee: \$23026.00 Excise Tax: \$23000.00

INSTRUMENT #2022031156

smarsh



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$23,000.00
Parcel ID:	153976; PIN: 0738-22-04-1452
Mail/Box to:	Grantee
Prepared by:	Longleaf Law Partners (cgo), 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612 (WITHOUT TITLE EXAMINATION OR TAX ADVICE)
Brief description for the Index:	2222 E NC Hwy 54

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 25 day of July 2022, by and between:

GRANTOR	GRANTEE
PARADIGM PARK HOLDINGS, LLC, a North Carolina limited liability company  2222 Sedwick Road Durham, NC 27713	JPB & INVESTORS 2222-2224 CHAPEL HILL-NELSON HWY, LLC, a North Carolina limited liability company  1500 E. Split Rock Drive, 108 Ivins, UT 84738

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham, County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 8423 page 795, Durham County Registry.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.


TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes and/or assessments for 2022 (prorated at Closing) and subsequent years;
2. Any existing local, county, state or federal governmental law, ordinance or regulations relative to zoning, subdivision, occupancy, use, construction or development of the Property;
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the title disclosed by plats recorded in Plat Book 138, page 114; Plat Book 114, page 104; and Plat Book 106, page 15, Durham County Registry; and
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the title disclosed by survey entitled "ALTA/NSPS Land Title Survey of Headquarters Park, 2222 East N.C. 54 Highway, Durham, North Carolina 27713" by Stephen D. Puckett, PLS, dated January 20, 2022;
5. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 1273, page 485, Durham County Registry;
6. Easement(s), Restriction(s) and Maintenance Agreement recorded in Book 2337, page 33, Durham County Registry; amended in Book 5200, page 293 (re-recorded in Book 5322, page 263), Durham County Registry, thereby deleting the "Access Easement" set forth in paragraphs 3(a), 3(b) and 3(c) and any reference thereof from the Agreement;
7. Easement(s) and/or Right(s) of Way to County of Durham recorded in Book 1285, page 421, Durham County Registry;
8. Declaration recorded in Book 1510, page 958, Durham County Registry;
9. Sewer easement to RTP Bagels, Inc. recorded in Book 2121, page 349, Durham County Registry; and
10. Title to that portion of the Land, if any, lying within the railroad right of way extending up to fifty feet (50') on each side of the tracks or one hundred feet (100') in total width, whichever is greater.

[Signatures on following page.]

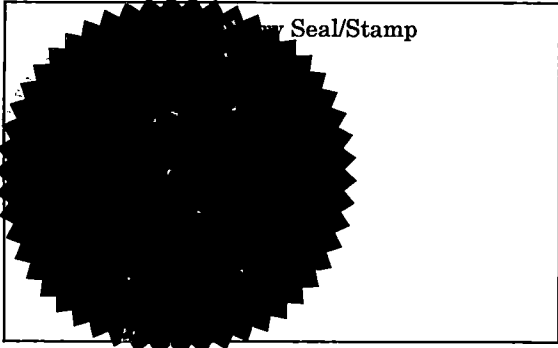
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

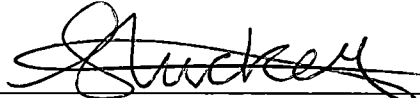
PARADIGM PARK HOLDINGS, LLC,  
a North Carolina limited liability company

By:   
Name: John Johnston  
Title: Manager

COUNTY OF BERMUDA

I Sara-Ann Tucker, a Notary of the above country, certify that the following person(s) personally appeared before me on the 25<sup>th</sup> day of July 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): John Johnston.



  
Notary Public (Official Signature)  
My commission expires: N/A

SARA-ANN F. TUCKER  
COMMISSIONER FOR OATHS  
NOTARY PUBLIC  
IN THE ISLANDS OF BERMUDA  
APPOINTED UNDER COMMISSIONERS FOR  
OATHS AND NOTARIES PUBLIC ACT 1972  
Commission for life

Date: 25<sup>th</sup> July 2022

EXHIBIT A  
LEGAL DESCRIPTION

Being all of that 15.023 acre tract lying in Triangle Township, Durham County, State of North Carolina, more particularly described as follows: Beginning at an existing iron pin located in the eastern right of way line of a 100 foot right of way of CSX Railroad, said existing iron pin having North Carolina Grid Coordinates (1927 NAD) of N=782,117.560 and E=2,031,410.422; runs thence with the aforesaid eastern right of way line of CSX Railroad North 08 degrees 08 minutes 31 seconds East 615.00 feet to an existing iron pin; runs thence leaving the eastern right of way line of CSX Railroad South 88 degrees 10 minutes 18 seconds East 140.95 feet to an existing iron pin; runs thence with the southern line of those properties now or formerly belonging to C.R. Goodwin and Tucker Smith South 86 degrees 56 minutes 37 seconds East 258.80 feet to an existing iron pin; runs thence with the eastern line of the aforesaid C.R. Goodwin property North 24 degrees 50 minutes 43 seconds East 138.62 feet to an existing iron pin located in the southern right of way of N.C. Hwy 54, a variable right of way; runs thence with the southern right of way line of N.C. Hwy 54 South 65 degrees 09 minutes 16 seconds East 296.77 feet to an existing iron pin; continues thence with the southern right of way line of N.C. Hwy 54 in a generally easterly direction on a curve to the left having a radius of 699.10 feet an arc distance of 142.25 feet (said curve having an exterior chord bearing and distance of South 70 degrees 59 minutes 12 seconds East 142.00 feet) to an existing iron pin; runs thence leaving the southern right of way line of N.C. Hwy 54 and running with the western line of that property now or formerly belong to GTE, South 00 degrees 25 minutes 09 seconds West 476.50 feet to an existing iron pin; runs thence South 88 degrees 05 minutes 01 seconds East 407.64 feet to an existing iron pin in the western right of way line of South Alston Avenue (SR 1945), a 72 foot wide right of way; runs thence with the western right of way line of South Alston Avenue South 00 degrees 12 minutes 43 seconds West 89.37 feet to an existing iron pin; runs thence leaving the western right of way line of South Alston Avenue North 85 degrees 05 minutes 00 seconds West 414.96 feet to an existing iron pin; runs thence South 89 degrees 50 minutes 00 seconds West 105.00 feet to an existing iron pin; runs thence South 45 degrees 05 minutes 00 seconds West 95.00 feet to an existing iron pin; runs thence South 27 degrees 15 minutes 00 seconds West 70.00 feet to an existing iron pin; runs thence South 80 degrees 15 minutes 00 seconds West 94.18 feet to an existing iron pin; runs thence South 80 degrees 15 minutes 00 seconds West 12.82 feet to an existing iron pin; runs thence North 35 degrees 00 minutes 00 seconds West 30.00 feet to an existing iron pin; runs thence North 54 degrees 08 minutes 20 seconds West 23.19 feet to an existing iron pin; runs thence South 43 degrees 54 minutes 57 seconds West 19.63 feet to an existing iron pin; runs thence South 89 degrees 11 minutes 14 seconds West 62.42 feet to an existing iron pin; runs thence North 73 degrees 40 minutes 26 seconds West 228.58 feet to an existing iron pin; runs thence North 83 degrees 43 minutes 59 seconds West 34.71 feet to an existing iron pin; runs thence South 85 degrees 27 minutes 11 seconds West 33.51 feet to an existing iron pin; runs thence South 88 degrees 00 minutes 42 seconds West 45.79 feet to an existing iron pin; runs thence North 83 degrees 40 minutes 48 seconds West 46.08 feet to an existing iron pin; runs thence North 79 degrees 58 minutes 47 seconds West 39.07 feet to an existing iron pin; runs thence North 68 degrees 07 minutes 13 seconds West 53.34 feet to an existing iron pin; runs thence North 60 degrees 58 minutes 46 seconds West 56.78 feet to an existing iron pin, the point and place of beginning, all as shown on that plat entitled "Recombination Plat for Headquarters Park Associates Limited Partnership" prepared by S.D. Puckett & Assoc. Inc., Registered Land Surveyors, dated May 9, 1997.

# APOSTILLE

(Convention de La Haye du 5 Octobre 1961)

1. Country: United Kingdom in respect of Bermuda

This Public Document

2. Has been signed by Sara-Ann Francesca Tucker

3. Acting in the capacity of Notary Public

4. Bears the seal/stamp SARA-ANN FRANCESCA TUCKER, NOTARY PUBLIC,  
BERMUDA

Certified

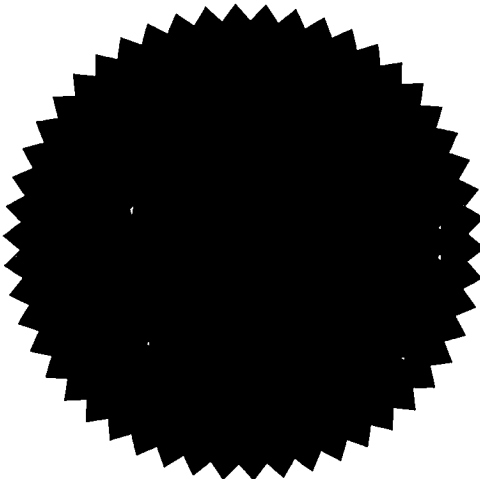
5. At Bermuda

6. On 26<sup>th</sup> July 2022

7. By the Governor and Commander-in-Chief of the Bermudas or Somers Islands or any member of his staff, signing on his behalf and using his official seal.

8. Number: 114,587

9. Seal



10. Signature:

Sheila J. Jones  
For Governor and  
Commander-in-Chief

If this document is to be used in a country which is not a party to the Hague Convention of 5 October 1961, it should be presented to the consular section of the mission representing that country. An apostille or legalization certificate only confirms that the signature, seal or stamp on the document is genuine. It does not mean that the contents of the document are correct or that the Parliamentary Registry Office approves of the contents.