

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 AUG 31 04:04:41 PM
BK:7778 PG:229-234
DEED
FEE:\$26.00
EXCISE TAX:\$13,200.00
INSTRUMENT # 2015029168
SCEARNEL



2015029168

SPECIAL WARRANTY DEED

Excise Tax: \$13,200.00

Tax Parcel ID No. 153976

PIN: 0738-02-12-9550

Mail/Box to: Kirk Palmer & Thigpen, P.A. 1300 Baxter Street, Suite 300, Charlotte, NC 28204

This instrument was prepared by: Kirk Palmer and Thigpen, P.A. (B. Hinson)

Brief description for the Index: **Approx. 15.023 Acres N.C. Hwy 54**

THIS DEED, made this the 31st day of August, 2015, by and between

GRANTOR: DURHAM OFFICE HEADQUARTERS BUILDINGS, L.L.C., a Delaware limited liability company, whose mailing address is c/o State Farm Insurance Companies, One State Farm Plaza, A-3, Bloomington, Illinois 61710

(herein referred to as **Grantor**) and

GRANTEE: HQ DURHAM OFFICE, LLC, a Delaware limited liability company, whose mailing address is 4601 Park Road, Suite 450, Charlotte, North Carolina 28209

(herein referred to as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Triangle Township, County of Durham, State of North Carolina, more particularly described as follows:

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

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 7437, Page 662.

None of the property herein conveyed includes the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

See **Exhibit B** attached hereto and incorporated herein.

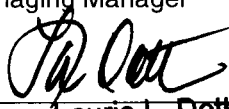
All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[SIGNATURES ON THE FOLLOWING PAGE]

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

DURHAM OFFICE HEADQUARTERS BUILDINGS, L.L.C.
a Delaware limited liability company

By: Transwestern Investment Management, L.L.C.,
a Delaware limited liability company,
its Managing Manager

By: 
Name: Laurie L. Dotter
Title: President


State of Texas

County of Dallas

I certify that the following person(s) personally appeared before me this day,
each acknowledging to me that he or she signed the foregoing document:

Laurie L. Dotter
[insert name(s) of principal(s)].

Date: 8-26-15


Heather Robinson Notary Public
Notary's Printed or Typed Name

My Commission Expires:
8-14-18

(Official/Notarial Seal)

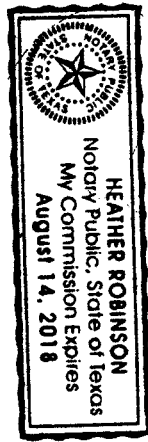


EXHIBIT A

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.

EXHIBIT B

Permitted Exceptions

1. Taxes or assessments for the year 2015, due or payable, unpaid but not yet delinquent.
2. Zoning and building laws, ordinances, and regulations applicable to the property.
3. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 1273 at Page 485.
4. Easement, Restriction and Maintenance Agreement recorded in Book 2337 at Page 33, amended by Amendment to Easement, Restriction and Maintenance Agreement between Durham Headquarters Park Operating Associated Limited Partnership and South Alston Limited Partnership recorded in Book 5200 at Page 293 and re-recorded in Book 5322 at Page 263.
5. Easement(s) and/or Right(s) of Way to County of Durham recorded in Book 1285 at Page 421, as shown on survey by Stephen D. Puckett, PLS dated 06/01/15.
6. Thirty (30) foot wide Durham County sanitary sewer easement recorded in Plat Book 114 at Page 104, as shown on survey by Stephen D. Puckett, PLS, dated June 1, 2015, which easement is subject to the Declaration recorded in Book 1510 at Page 958.
7. Sewer easement to RTP Bagels, Inc. recorded in Book 2121 at Page 349, as shown on survey by Stephen D. Puckett, PLS, dated 06/01/15.
8. Plat of survey by Stephen D. Puckett, PLS, dated 06/01/15, shows the following located on the Land:
 - (a) underground telephone line
 - (b) catch basin
 - (c) power pole
 - (d) light pole
 - (e) electric line

- (f) 20' building setback**
- (g) rcp storm drain**
- (h) gas valve**
- (i) gas utilities**
- (j) sanitary sewer line**
- (k) phone vault**
- (l) 20' private water line**
- (m) telephone pole**
- (n) manhole**
- (o) water meter**
- (p) junction box**
- (q) 35' building setback**
- (r) elec. term.**