

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Sep 28 04:22 PM NC Rev Stamp: \$ 35700.00  
 Book: 8518 Page: 213 Fee: \$ 26.00  
 Instrument Number: 2018034326  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: **35,700.00**

Parcel Identifier No. 154391 Verified by Durham County on the \_\_\_ day of \_\_\_\_\_, 2018  
 By:

Mail/Box to: **Grantee**

This instrument was prepared by Michael P. Herbert, Esq. Moore & VanAllen 100 North Tryon Street, Suite 4700, Charlotte, North Carolina 28202

Brief description for the Index: 2530 Meridian Parkway, Durham, North Carolina

THIS DEED made this 28th day of September, 2018, by and between

GRANTOR	GRANTEE
2530 Meridian Parkway, LLC, a North Carolina limited liability company  1173 Pittsford Victor Road, Suite 250 Pittsford, New York 14534	2530 Meridian Venture, LLC, a Delaware limited liability company  c/o Foundry Commercial, LLC 420 South Orange Avenue, Suite 950 Orlando, Florida 32801

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A (the "Property")**

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7872, Page 860.

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

A map showing the above described Property is recorded in Plat Book 144, Page 7 of the Office of the Register of Deeds of Durham County, North Carolina.

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.

submitted electronically by "The Pryzwansky Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

- a) Ad valorem taxes for the year 2019 and all subsequent years not yet due and payable.
- b) The following matters are disclosed by plats recorded in Plat Book 108, page 180 and Plat Book 126, page 158, Register of Deeds, Durham County, North Carolina and are shown on the Survey: (1) Well Easement and (2) Right of Way of Meridian Parkway.

The following matters are disclosed by plat recorded in Plat Book 144, page 7 and are shown on the Survey, Register of Deeds, Durham County, North Carolina: (1) Sight triangles; (2) Twenty-six foot (26') Joint Access Easement for Lots 15 and 16 of Plat Book 140 at Page 136; and (3) Existing Joint Access Easement for Lots 15 and 20.

The following matters are disclosed by plat recorded in Plat Book 164, page 52, Register of Deeds, Durham County, North Carolina and are shown on the Survey: (1) Centerline of an existing twenty-six foot (26') Joint Access Easement for Lots 15 and 16 of Plat Book 140 at Page 136; and (2) New sixteen foot (16') Private Storm Drainage Easement.

- c) Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Covenants, Conditions, Restrictions and Easements of the Meridian Business Campus recorded in Book 1235, page 404; as affected by Release recorded in Book 1420, page 672; as further affected by Assignment and Assumption Agreement recorded in Book 2285, page 810; as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of the Meridian Business Campus recorded in Book 2718, page 948; as amended by Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of the Meridian Business Campus recorded in Book 2816, page 959; as affected by Assignment and Assumption of Declarant Rights and Appointment of Successor Declarant for Meridian Business Campus recorded in Book 5702, page 15, as affected by Assignment and Assumption of Declarant Rights and Appointment of Successor Declarant for Meridian Business Campus recorded in Book 6754, page 703; as amended by Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of the Meridian Business Campus recorded in Book 7072, page 180; as affected by Assignment and Assumption of Declarant Rights and Appointment of Successor Declarant for Meridian Business Campus recorded in Book 7552, page 837; as amended by Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of the Meridian Business Campus recorded in Book 7563, page 377; as affected by Assignment and Assumption of Declarant Rights and Appointment of Successor Declarant for Meridian Business Campus recorded in Book 8386, page 585, all recorded by the Register of Deeds, Durham County, North Carolina.
- d) Easement(s) to Duke Power Company recorded in Book 1183, page 480; Book 1510, page 369; and Book 2462, page 60, all recorded by the Register of Deeds, Durham County, North Carolina.
- e) Reciprocal Easement Agreement recorded in Book 4604, page 401 and as shown on the Survey; as affected by Assignment of CMD Exclusive Parking Rights at 2530 Meridian Parkway recorded in Book 5702, page 20; as affected by Assignment of CMD Exclusive Parking Rights at 2530 Meridian Parkway recorded in Book 6754, page 708; as affected by

Assignment of CMD Exclusive Parking Rights at 2530 Meridian Parkway recorded in Book 7552, page 833; as affected by Assignment of CMD Exclusive Parking Rights at 2530 Meridian Parkway recorded in Book 8386, page 589, all recorded by the Register of Deeds, Durham County, North Carolina.

- f) Lease by and between CMD Properties, Inc. (Licensor) and SprintCom, Inc. (Licensee), a memorandum of which is recorded in Book 4139, page 282, Register of Deeds, Durham County, North Carolina. Lease area and Access Easement are shown on the Survey.
- g) The following matters disclosed by survey entitled "ALTA/NSPS Land Title Survey for 2530 Meridian Venture, LLC" by Barry L. Scott, P.L.S., of B.L. Scott Land Surveying, dated June 16, 2018, last revised September 13, 2018: (a) Service utilities; (b) Rights of others in and to the use of the asphalt path crossing the Property; and (c) Setback lines.
- h) Rights of tenants, as tenants only, in possession pursuant to unrecorded, written leases assumed by Grantee as of the date hereof.
- i) Applicable zoning ordinances.

*[Signature appears on following page]*

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

**2530 Meridian Parkway, LLC,**  
a North Carolina limited liability company

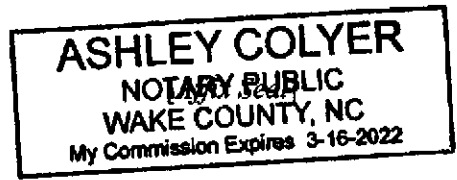
By: John Buchheit  
John Buchheit, Manager

State of North Carolina  
County of Wake

I, a Notary Public for the State of North Carolina Wake County, do hereby certify that John Buchheit personally appeared before me this day and acknowledged that he is Manager of 2530 Meridian Parkway, LLC, a North Carolina limited liability company, and that he as such Manager, being authorized to do so, signed the foregoing instrument on behalf of said limited liability company.

Witness my hand and official stamp or seal, this 27 day of September, 2018.

Ashley Colyer Notary Public  
Print Name: Ashley Colyer  
My commission expires: 3/16/22



**EXHIBIT A**

**Property**

BEING ALL of Lot 15 as shown on plat entitled "Recombination Plat - Lots 15, 16 and 17R Meridian Business Campus" recorded in Plat Book 144 at Page 7, in the Office of the Register of Deeds of Durham County, North Carolina.

TOGETHER WITH the non-exclusive easement rights set forth in that certain Reciprocal Easement Agreement recorded in Book 4604 at Page 401, in the Office of the Register of Deeds of Durham County, North Carolina.