

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 SEP 13 11:05:30 AM  
BK:8019 PG:63-66  
DEED  
FEE:\$26.00  
EXCISE TAX:\$36,500.00  
INSTRUMENT # 2016031419  
SMMARSH



Excise Tax \$36,500

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Tax Lot No.: 156527, 156528, and 156529 Parcel Identifier No. 0830-03-40-0989; 0830-03-41-0185; and 0830-03-30-6531

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

By \_\_\_\_\_

Mail after recording to: Grantee

This instrument was prepared by: Michael F. Tomlinson, Esq., Troutman Sanders LLP, 301 S. College Street, Suite 3400, Charlotte, NC 28202

Brief Description for the index

Plat Book 133, Page 166; 2532 and 2534 Whilden Drive,  
Durham. North Carolina

THIS DEED made as of the 9<sup>TH</sup> day of September, 2016, by and between:

GRANTOR

GRANTEE

CPUS 2532 K&N DURHAM, LP,  
A Delaware limited partnership  
c/o CBRE Global Investors  
3280 Peachtree Road NE, Suite 1400  
Atlanta, Georgia 30305

SIF WHILDEN LLC,  
A Delaware limited liability company  
725 Conshohocken State Road  
Bala Cynwyd, Pennsylvania 19004

Enter in appropriate block for each party: name, 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 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 THIS REFERENCE.**

The property herein conveyed does NOT include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by Instruments recorded in Book 7267 at Page 551, Durham County Registry.

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.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**All such valid and enforceable easements, covenants and restrictions as may appear of record.**

[SEE ATTACHED SIGNATURE AND NOTARY PAGE]



**EXHIBIT A**

Legal Description

The land referred to below is located in Durham County, State of North Carolina and is described as follows:

PARCEL ONE:

Containing 4.126 acres, more or less, and being all of Tract C as shown on a plat of TRACT 3 TEER DEVELOPMENT PARK, as per plat and survey thereof now on file in Plat Book 133 at page 166 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description. TOGETHER WITH easements appurtenant as recorded in Book 1487 at Page 918, Book 1500 at Page 82, Book 2025 at Page 40, Book 3058 at Page 748, amended in Book 4507, Page 687 and Book 2005 at Page 769, Durham County Registry.

PARCEL TWO:

Containing 0.6877 acres, more or less, and being all of Tract D as shown on a plat of TRACT 3 TEER DEVELOPMENT PARK, as per plat and survey thereof now on file in Plat Book 133 at page 166 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description. TOGETHER WITH easements appurtenant as recorded in Book 1487 at Page 918, Book 1500 at Page 82, Book 2025 at Page 40, Book 3058 at Page 748, amended in Book 4507, Page 687 and Book 2005 at Page 769, Durham County Registry.

PARCEL THREE:

Containing 26.499 acres, more or less, and being all of Tract 3, Revised, as shown on a plat of TRACT 3 TEER DEVELOPMENT PARK, as per plat and survey thereof now on file in Plat Book 133 at page 166 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description. TOGETHER WITH easements appurtenant as recorded in Book 1487 at Page 918, Book 1500 at Page 82, Book 2025 at Page 40, Book 3058 at Page 748, amended in Book 4507, Page 687 and Book 2005 at Page 769, Durham County Registry.

This is the same identical property conveyed to CPUS 2532 K&N Durham, LP by deed recorded in Book 7267, Page 551, Durham County Registry.