

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Mar 20 04:53:28 PM
BK:8386 PG:556-561

DEED
FEE: \$26.00
INSTRUMENT # 2018009138
EXCISE TAX: \$119.873.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by:
Allison L. Reeves, Esq.
Williams Anderson Ryan & Carroll LLP
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(Reviewed for compliance by Kennon Craver,
PLLC, a North Carolina law firm)

Return to:
Jacki Tobar
Chicago Title Insurance Company
2828 Routh Street, Suite 800
Dallas, Texas 75201

EXCISE TAX:
\$119,873.00

TAX LOT NUMBERS:
0738-01-16-2221 (Tract 1)
0738-01-06-1881 (Tract 15)
0738-01-06-7870 (Tract 16)
0728-01-96-8119 (Tract 21)

BRIEF DESCRIPTION FOR THE INDEX: 2505 MERIDIAN PARKWAY (TRACT 1); 2520 MERIDIAN PARKWAY (TRACT 15); 2510 MERIDIAN PARKWAY (TRACT 16); 2525 MERIDIAN PARKWAY (TRACT 21)

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20th day of March, 2018, by and between:

<p>GRANTOR IVC MERIDIAN LL O, LLC, a Delaware limited liability company</p> <p>with a mailing address of:</p> <p>c/o Investcorp 280 Park Avenue New York, New York 10017 Attention: Mr. Jim Keary</p>	<p>GRANTEE BRI 1875 MERIDIAN, LLC, a Delaware limited liability company</p> <p>with a mailing address of:</p> <p>Diana Sanchez Accesso Partners 100 N Federal Hwy, Suite 400 Hallandale Beach, FL 33009</p>
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CTIC GF#4711013154 - DJT. JT

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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A (the "Property") attached hereto and incorporated herein by reference.

TOGETHER with any and all buildings and improvements situated thereon, and all right, title, and interest of Grantor in and to any land lying in the bed of any existing dedicated street, road, or alley adjoining thereto, any ground rights in any street to be dedicated, all strips and gores adjoining thereto, and all mineral rights, water rights and air rights, and all other rights, ways, easements, privileges, and appurtenances thereunto belonging, and all development rights, entitlements, credits and all other rights and interests appurtenant thereto.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the exceptions hereinafter stated.

AND Grantor covenants with Grantee that Grantor has done nothing to title 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 described on Exhibit B attached hereto and made a part hereof.

Grantor and Grantee are parties to that certain Purchase and Sale Agreement dated January 26, 2018, certain terms of which are agreed by Grantor and Grantee to expressly survive execution, delivery and recordation hereof.

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 7545, Page 931, Durham County Register of Deeds.

A map showing the above-described property is recorded in Plat Book 121, Page 199 (Tract 1); Plat Book 126, Page 159 (Tract 15); Plat Book 124, Page 20 (Tract 16); and Plat Book 126, Page 162 (Tract 21).

The Property herein conveyed does not include the primary residence of Grantor.

Grantee, by its acceptance hereof, hereby assumes payment of all ad valorem real estate taxes attributable to the Property from and after the date hereof.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 14th day of March, 2018, and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

IVC MERIDIAN LL O, LLC, a Delaware limited liability company

By: [Signature]
Print Name: J. Michael O'Brien
Title: Vice President

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On the 14th day of March in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared J. Michael O'Brien, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

MICHELLE L. KALER
Notary Public - State of New York
No. 01KA6289658
Qualified in New York County
My Commission Expires September 30, 2021

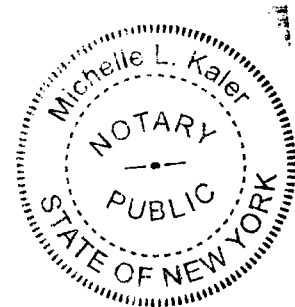


Exhibit A

LEGAL DESCRIPTION

Tract 1:

BEING all of Lot No. 1A of the Meridian Business Campus as shown on survey recorded in Plat Book 121, Page 199 of the Durham County, NC Registry.

Tract 15:

Being all of Lot No. 20 of the Meridian Business Campus as shown on survey recorded in Plat Book 126, Page 159 of the Durham County, NC Registry.

Tract 16:

Being all of Lot No. 21 of the Meridian Business Campus as shown on survey recorded in Plat Book 124, Page 20 of the Durham County, NC Registry.

Tract 21:

Being all of Lot No. 3 of the Meridian Business Campus as shown on survey recorded in Plat Book 126, Page 162 of the Durham County, NC Registry.

Exhibit B

TITLE EXCEPTIONS

1. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 1235, page 404; as assigned and assumed in Book 2285, Page 810; as amended by the Release recorded in Book 1420, Page 672; the First Amendment recorded in Book 2718, Page 948; the Second Amendment recorded in Book 2816, Page 959; the Assignment and Assumption of Declarant Rights and Appointment of Successor Declarant as recorded in Book 5702, Page 15; Assignment and Assumption of Declarant Rights and Appointment of Successor Declarant for Meridian Business Campus recorded in Book 6754, Page 703; Assignment and Assumption of Declarant Rights and Appointment of Successor Declarant for Meridian Business Campus recorded in Book 7552, Page 837; Third Amendment to Declaration of Covenants, Restrictions, and Easements of the Meridian Business Campus recorded in Book 7072, Page 180; Fourth Amendment to Declaration of Covenants, Restrictions, and Easements of the Meridian Business Campus recorded in Book 7563, Page 377; and Assignment and Assumption of Declarant's Rights and Appointment of Successor Declarant for Meridian Business Campus, to be recorded simultaneously herewith, all with the Durham County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Easement(s) to Duke Power recorded in Book 280, Page 263; Book 280, Page 265; Book 280, Page 405; Book 269, Page 482; Book 334, page 379; Book 362, Page 475; Book 1183, Page 480; Book 1510, Page 369; Book 1584, Page 36; and Book 2598, Page 269, Durham County Registry.
3. Easements granted to General Telephone Company of the Southeast recorded in Book 382, Page 687 and Book 382, Page 689, Durham County Registry.
4. Declaration of Rights and Privileges of the City of Durham recorded in Book 1510, Page 958, Durham County Registry.
5. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.

As to Tract 1:

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 89, Page 7; Plat Book 96, Pages 146-147; Plat Book 102, Page 8; Plat Book 106, Page 48; Plat Book 108, Pages 178-179; Plat Book 121, Page 199; and Plat Book 126, Pages 158-163, Durham County Registry.
2. Easement(s) to County of Durham recorded in Book 1021, page 606, Durham County Registry.

As to Tract 15:

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 126, Pages 158-163; Plat Book 140, Page 136; and Plat Book 144, Page 7, Durham County Registry.
2. Terms and conditions of Reciprocal Easement Agreement recorded in Book 4604, Page 401, and shown on survey; as affected by that Assignment of CMD Exclusive Parking Rights recorded in Book 5702, Page 20; further assigned by that Assignment of CMD Exclusive Parking Rights recorded in Book 6754, Page 708; further assigned by that Assignment of CMD Exclusive Parking Rights recorded in Book 7552, Page 833; and further assigned by that Assignment of CMD Exclusive Parking Rights to be recorded simultaneously herewith in the Durham County Registry

As to Tract 16:

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 89, Page 4; Plat Book 89, Page 8; Plat Book 124, Page 20; and Plat Book 162, Page 69, Durham County Registry.

As to Tract 21:

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 108, Page 178-180; and Plat Book 126, Pages 158-163, Durham County Registry.
2. Rights of others in and to the waters in the lake located partially on the Land.

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