

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Mar 20 04:53:29 PM
BK:8386 PG:562-567

DEED
FEE: \$26.00
INSTRUMENT # 2018009139
EXCISE TAX: \$71,620.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by:
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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:
\$71,620.00

TAX LOT NUMBERS:
0728-02-87-6581 (Tract 12)
0728-02-97-2409 (Tract 13)
0728-02-97-7474 (Tract 14)
0738-01-16-4841 (Tract 17)

BRIEF DESCRIPTION FOR THE INDEX: 2600 MERIDIAN PARKWAY (TRACT 12); 2700 MERIDIAN PARKWAY (TRACT 13); 2810 MERIDIAN PARKWAY (TRACT 14); 2500 MERIDIAN PARKWAY (TRACT 17)

NORTH CAROLINA SPECIAL WARRANTY DEED

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

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

CYC 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 924, Durham County Register of Deeds.

A map showing the above-described property is recorded in Plat Book 144, Page 7 (Tract 12); Plat Book 137, Page 7 (Tract 13); Plat Book 126, Page 159 (Tract 14); and Plat Book 162, Page 69 (Tract 17).

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]

Exhibit A

LEGAL DESCRIPTION

Tract 12:

Being all of Lot No. 17R1 of the Meridian Business Campus as shown on survey recorded in Plat Book 144, Page 7 of the Durham County, NC Registry.

Tract 13:

Being all of Lot No. 18R of the Meridian Business Campus as shown on survey recorded in Plat Book 137, Page 7 of the Durham County, NC Registry.

Tract 14:

Being all of Lot No. 19 of the Meridian Business Campus as shown on survey recorded in Plat Book 126, Page 159 of the Durham County, NC Registry.

Tract 17:

Being all of Lot No. 22 of the Meridian Business Campus as shown on survey recorded in Plat Book 162, Page 69 of the Durham County, NC Registry.

Exhibit BTITLE 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 12:

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 137, Page 7; and Plat Book 144, Page 7, Durham County Registry.
2. Supplemental Stormwater Facility Agreement and Covenants recorded in Book 7585, Page 362, Durham County Registry; and Stormwater Facilities Agreement and Covenant Version 082203 recorded in Book 5787, Page 520, Durham County Registry.

As to Tract 13:

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; and Plat Book 137, 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.
3. Lease by and between AREP Meridian I LLC and Parion Sciences, Inc., evidenced by Amendment to Memorandum of Lease recorded in Book 7301, Page 253, Durham County Registry.

As to Tract 14:

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, Durham County Registry.
2. Easement(s) to Duke Power recorded in Book 1864, page 341, Durham County Registry; and shown on survey.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by PRELIMINARY survey entitled "Meridian Business Campus Properties" by The John R. McAdams Company, Inc., P.L.S., dated January 4, 2018:
 - a. Five foot (5') concrete sidewalk crosses property line(s).

As to Tract 17:

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 124, Page 20; and Plat Book 162, Page 69, Durham County Registry.
2. Easement(s) to Public Service Co. of NC recorded in Book 1688, page 864, Durham County Registry.

4824-5939-9259, v. 2