

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 APR 08 03:46:05 PM
 BK:7906 PG:424-429
 DEED
 FEE: \$26.00
 EXCISE TAX: \$8,000.00
 INSTRUMENT # 2016010587
 APRILJ



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$8,000.00 Parcel Reference No. 157271 PIN: 0749-03-43-0181

After recording return to: Jonathan Goldberg, Troutman Sanders LLP, 301 S. College Street, 34th Floor, Charlotte, NC 28202

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
 [WITHOUT TITLE EXAMINATION]

Brief description for the Index: 2710 Weck Drive, Durham, NC

THIS DEED is made as of the 8th day of April, 2016, by and between

GRANTOR	GRANTEE
<p>ARP Real Estate LLP, a North Carolina registered limited liability partnership</p> <p>P.O. Box 20389 Raleigh, NC 27619-0389</p>	<p>TCA Weck Drive, LLC, a North Carolina limited liability company</p> <p>440 South Church Street, Suite 800 Charlotte, NC 28202-2075</p>

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 reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5222 page 947, Durham County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

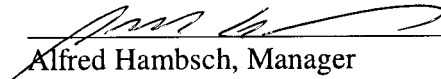
See Exhibit B attached hereto and incorporated herein by reference.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

ARP Real Estate LLP,
a North Carolina registered limited liability partnership

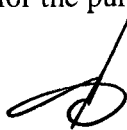
By: ARP Holdings LLC, a North Carolina limited
liability company, its Managing Partner

By: 
Alfred Hamsch, Manager

~~STATE OF~~ _____
COUNTRY
~~COUNTY OF~~ BELIZE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Alfred Hambsch.

Date: 24 March, 2016

Notary Public: _____ 

Printed Name: Estevan PERERA

My Commission Expires: for Life

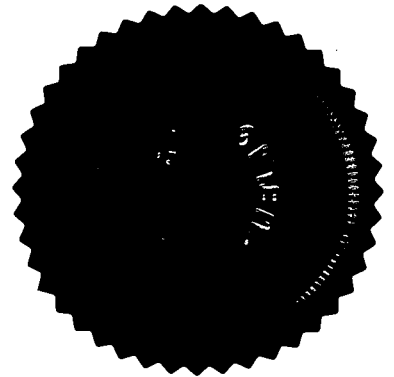


EXHIBIT A

Beginning at a new iron pipe in the west right of way line of Weck Drive, N.C.S.R. 1968, said point being the north east corner of 2910 Weck Drive and being North 03° 56' 37" East a distance of 1,135.44 feet from a point in the north right of way line of Alexander Drive; thence with the north line of 2910 Weck Drive North 88° 19' 36" West a distance of 578.08 feet to a point on the centerline of Southern Railroad; thence with the centerline of Southern Railroad the following seven calls: (1) North 00° 10' 16" West 130.52 feet; (2) North 01° 04' 29" East 100.0 feet; (3) North 02° 08' 59" East 100.0 feet; (4) North 03° 12' 51" East 99.97 feet; (5) North 04° 18' 58" East 99.98 feet; (6) North 05° 23' 31" East 99.95 feet; (7) North 06° 28' 06" East 38.25 feet to the southwest corner of now or formerly The Lincoln Group; thence with the south line of now or formerly The Lincoln Group South 86° 00' 11" East 591.96 feet to an existing iron in the west right of way line of Weck Drive; thence with the west line of Weck Drive South 03° 59' 49" West 504.72 feet; thence continuing with the west right of way line of Weck Drive South 03° 55' 37" West 140.19 feet to the point and place of beginning, containing 8.922 acres total with 1.532 acres being within the Southern Railroad right of way.

EXHIBIT B

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. The following matters disclosed by survey entitled "Survey of Property of: ARP Real Estate LLP" by John Y. Phelps, Jr., P.L.S., dated December 29, 2015 (the "Survey"): (a) service utilities; (b) fire hydrants; (c) rights of others in and to the continued and uninterrupted flow of the ditches crossing the land; (d) drainage swell; (e) fence on northern property line; and (f) rip rap areas.
3. Title to that portion of the land, if any, lying within the railroad right of way extending up to one hundred feet (100') on each side of the tracks or two hundred feet (200') in total width, whichever is greater, and rights of way for railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the land and as shown on the Survey with fence encroaching therein.
4. Right of Way Agreement to Duke Power Company recorded in Book 317, page 416 and as shown on the Survey.
5. Deed of Easement recorded in Book 1063, page 254 and as shown on the Survey.
6. Rights of Global Electric Electronics Processing (USA), Inc., a North Carolina corporation, as tenant only, under an unrecorded Lease Agreement dated May 24, 2006 with ARP Real Estate LLP, a North Carolina registered limited liability partnership, as Landlord, as amended by that certain Lease Amending Agreement dated April 15, 2011, as assigned and assumed by that certain Assignment and Assumption of Lease by and between ARP Real Estate LLP, a North Carolina registered limited liability partnership ("Assignor") and TCA Weck Drive, LLC, a North Carolina limited liability company ("Assignee") dated April 8, 2016.