

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 MAR 06 12:28:30
BK:8136 PG:821-823
DEED
FEE: \$26.00
EXCISE TAX: \$2,854.00
INSTRUMENT # 2017007302
APRILJ



2017007302

SPECIAL WARRANTY DEED
(C2)

Excise Tax \$2,854.00

PORTION OF PIN 0821-88-6697

Mail after recording to Grantee

This instrument was prepared by Stephanie C. Powell, Morningstar Law Group, 421 Fayetteville Street, Suite 530, Raleigh, North Carolina 27601 (without title examination)

Brief description for the Index: Plat Book 197, Page 48, New Parcel C2

THIS SPECIAL WARRANTY DEED is made effective as of the 3rd day of March, 2017, by and between Measurement Incorporated, a North Carolina corporation (the "Grantor"), and Durham ID P1 Owner 1, LLC, a Delaware limited liability company with a mailing address of c/o Longfellow Real Estate Partners, LLC, 260 Franklin Street, Suite 1520, Boston, Massachusetts 02110 (the "Grantee").

WITNESSETH:

That 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 Durham County, North Carolina, and more particularly described as follows:

The land located in the State of North Carolina, County of Durham, City of Durham and being all of New Parcel C2 per plat of survey thereof prepared by Stewart titled "Final Plat for Measurement Incorporated" recorded in Plat Book 197, Page 48 in the Durham County Register of Deeds, to which reference is hereby made for a more particular description of same (the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belong to Grantee in fee simple.

And Grantor covenants with 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: (i) ad valorem real estate taxes for the year of the closing and subsequent years not yet a lien on the Property, (ii) all easements and rights of ways, covenants, agreements, restrictions, development agreements, or other matters affecting the Property which are of record in the Durham County Register of Deeds, (iii) all site plans, development plans, zoning ordinances, regulations and any other ordinances or regulations

affecting the Property, (iv) easements, rights of way, encroachments and boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the Property, (v) rights of way of streets, (vi) the Master Declaration of Covenants, Conditions and Restrictions for the Durham Innovation District recorded in Book ~~8136~~, Page ~~687~~, Durham County Register of Deeds (the "Master Declaration"), (vii) the Notice of Amended and Restated Master Development Agreement recorded in Book 8130, Page 304 of the Durham County Register of Deeds, (viii) the Restrictions on Use set forth in the paragraph below, (ix) matters shown in plat recorded on Plat Book 197, Page 48, and (x) those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey for: Measurement Incorporated," prepared by Stewart, Inc., bearing the seal and certification of C. Ryan Davenport, Professional Land Surveyor, dated December 28, 2016.

THE PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS ON USE FOR SO LONG AS THE MASTER DECLARATION SHALL REMAIN IN EFFECT AND SO REQUIRE: THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN COMMERCIAL USE. "COMMERCIAL USE" IS DEFINED AS GENERAL OFFICE USE (INCLUDING MEDICAL AND MEDICAL DEVICES), LABORATORY, RESEARCH AND DEVELOPMENT AND ANCILLARY USES TO THE FOREGOING. GROUND FLOOR RETAIL USE IS PERMITTED IF THE MASTER PLAN (AS DEFINED IN THE MASTER DECLARATION (AS DEFINED IN THIS SPECIAL WARRANTY DEED)) PERMITS SUCH USE ON THE PROPERTY.

Grantor acquired the Property by instrument recorded in Book 2938, page 275, in the Durham County Register of Deeds.

None of the property herein conveyed includes the primary residence of a Grantor.

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 the context.

[Signature and Notary Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer to be effective as of the day and year first above written.

MEASUREMENT INCORPORATED

By: Henry H. Scherich
Name: Henry H. Scherich
Title: President

County of Durham
State of NC

I, Delphine G. Riley, a Notary Public of the County of Granville and State aforesaid, certify that Henry H. Scherich, whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s).
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____.
- A credible witness has sworn to the identity of the principal(s).

who is the President of Measurement Incorporated, a North Carolina corporation, personally appeared before me this day and acknowledged that he is President of Measurement Incorporated and that as President, being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal this the 22 day of February, 2017.

Delphine G. Riley
Notary Public

My Commission Expires: January 28, 2021

[Affix Seal]

