

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 MAR 06 12:28:27  
BK:8136 PG:805-808  
DEED  
FEE: \$26.00  
EXCISE TAX: \$823.00  
INSTRUMENT # 2017007299  
APRILJ



SPECIAL WARRANTY DEED  
(Morris Green)

Excise Tax \$823.00

PIN 0821-08-88-4837

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 16, Page 193

THIS SPECIAL WARRANTY DEED is made this 3<sup>rd</sup> day of March, 2017, by and between Measurement Incorporated, a North Carolina corporation (the "Grantor"), and Durham ID P1 Owner 3, 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 on Exhibit A attached hereto and incorporated herein by reference (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, Durham County Register of Deeds, (viii) the Temporary Parking Easement Agreement by and between Grantor and Grantee to be recorded in the Durham County Register of Deeds after this Special Warranty Deed, (ix) 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 COMMON AREA PURSUANT TO AND AS DEFINED IN THE MASTER DECLARATION (AS DEFINED IN THIS SPECIAL WARRANTY DEED AND DESIGNATED AS MORRIS GREEN IN THE MASTER DECLARATION)). FOR SO LONG AS THE MASTER DECLARATION IS IN EFFECT AND SO REQUIRES.

Grantor acquired the Property by instrument recorded in Book 7468, page 709, 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).

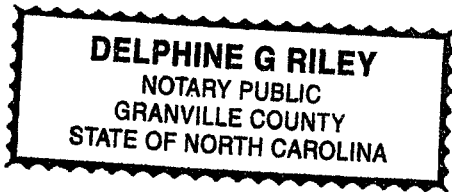
who is the President of Measurement Incorporated, a North Carolina corporation, personally appeared before me this day and acknowledged that he is President of Measurement Incorporated and that as President, being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said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

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

Delphine G. Riley  
Notary Public

[Affix Seal]

My Commission Expires: January 28, 2021



**EXHIBIT A TO SPECIAL WARRANTY DEED  
(Morris Green)**

Property

State of North Carolina, County of Durham, City of Durham: beginning at an iron stake at the northwest intersection of Morris Street and Fernway Avenue (formerly Randolph Street) and running thence with the north side of Fernway Avenue N 82° 16' W 103.4 feet to an iron stake, the southeast corner of Lot 2 as per plat hereinafter referred to; thence with the east line of lot 2 N 7° 40' E 95.4 feet to an iron stake, the northeast corner of Lot 2; thence S 81° 51' E 103.1 feet to an iron stake in the west line of Morris street; thence with the west line of Morris Street S 7° 30' W 94.65 feet to the beginning and being Lot 1 of the property of James R. Patton as per plat and survey thereof by Hunter Jones, C.E., dated July, 1944, and now on file in the Office of the Register of Deeds of Durham County in Plat Book 16 at Page 193 to which reference is hereby made for a more particular description of same.

This property has an address of 301 Morris Street.