

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Mar 29 04:06 PM NC Rev Stamp: \$ 4400.00
Book: 8624 Page: 286 Fee: \$ 26.00
Instrument Number: 2019009879
DEED

Excise Tax: \$ 4,400.00

PIN: 0810-11-77-3005; 0810-11-76-3814

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:

Longleaf Law Partners (DEM)
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607

After Recording: Mail to Grantee

Brief Description for the Index:

Tracts I & II- Plat Book 197-309

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 29th day of March, 2019, by and between:

GRANTOR	GRANTEE
<p>PGP UNIVERSITY DRIVE, LLC, a North Carolina limited liability company</p> <p>PO Box 17119 Chapel Hill, NC 27516</p>	<p>DURHAM BOOKER DEV, LLC, a Texas limited liability company</p> <p>3900 Merton Drive, Suite 215 Raleigh, NC 27609</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 that certain tract or parcel of land lying and being in the Town/City of Durham, Durham County, North Carolina, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

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

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 hereinafter stated.

Title to the Property is subject to the following exceptions:

1. The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable;
2. All applicable laws (including zoning, building ordinances and land use regulations);
3. All easements, restrictions, covenants, agreements, conditions, or other matters of record; and
4. Any matters which would be revealed by an accurate survey.

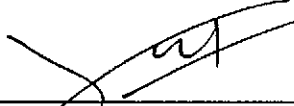
[Remainder of page intentionally left blank. Signatures appear on following pages.]

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

GRANTOR:

PGP UNIVERSITY DRIVE, LLC,
a North Carolina limited liability company

By: **PRUDENT GROWTH PARTNERS, LLC,**
a North Carolina limited liability company, its Manager

By:  (SEAL)
Name: David E. Miller, III
Title: General Counsel and Executive Vice-President

Wake County, North Carolina

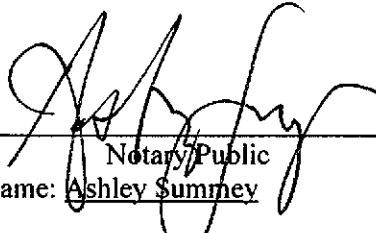
I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David E. Miller, III, as General Counsel and Executive Vice-President of Prudent Growth Partners, LLC, Manager of PGP University Drive, LLC

Date: March 28, 2019

My Commission Expires:

February 18, 2024

[Affix Notary Stamp or Seal]



Notary/Public
Print Name: Ashley Summey

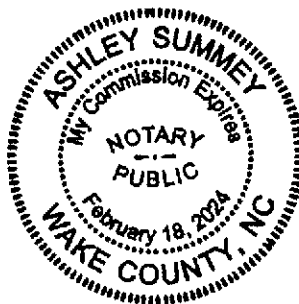


EXHIBIT A

BEING ALL OF TRACT I CONTAINING 51,370 SQUARE FEET (1.188 ACRES) AND ALL OF TRACT II CONTAINING 45,233 SQUARE FEET (1.038 ACRES) AS SHOWN ON THAT PLAT ENTITLED "BOUNDARY PLAT HOLMES OIL COMPANY PARCELS TRIANGLE TOWNSHIP, DURHAM COUNTY, NC" PREPARED BY PENNONI ASSOCIATES, INC., DATED JULY 14, 2017, AND RECORDED IN PLAT BOOK 197, PAGE 309, DURHAM COUNTY REGISTRY.