

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Jan 16 01:04 PM
Book: 8850 Page: 1
NC Rev Stamp: \$ 6200.00 Fee: \$ 26.00
Instrument Number: 2020001958
DEED

Prepared By:
Poyner Spruill LLP (SLS)
PO Box 1801
Raleigh, NC 27601

After Recording, return to Grantee.

Revenue Stamps: \$6,200.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Grantor states that the Property does not include the primary residence of Grantor.

NORTH CAROLINA DURHAM COUNTY

THIS SPECIAL WARRANTY DEED is made this 16th day of January, 2020 by **INTERNATIONAL BUSINESS MACHINES CORPORATION**, a New York corporation ("Grantor"), having an office at One New Orchard Road, Armonk, New York 10504 to **MERRITT-IB1, LLC**, a Maryland limited liability company, ("Grantee"), with a mailing address of 2066 Lord Baltimore Drive, Baltimore, Maryland 21244.

WITNESSETH

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina, which lot or parcel of land is more particularly described as follows (the "**Property**"):

See Exhibit A attached.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to 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

submitted electronically by "Stewart Title Guaranty Company - Commercial Services Charlotte" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.