

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jan 03 10:04 AM NC Rev Stamp: \$ 4131.00
Book: 8573 Page: 889 Fee: \$ 26.00
Instrument Number: 2019000137
DEED

SPECIAL WARRANTY DEED

Excise Tax:\$4,131.00

Tax Parcel ID Nos. 0812-12-75-6278 and 0812-12-75-7226

Verified by Durham County on the ____ day of _____, 20__ By: _____

Mail/Box to: First American Title Insurance Company, Skylight Office Tower, 1660 West Second Street, Suite 700
Cleveland, Ohio 44113, Attn: Kimberly A. Campbell

This instrument was prepared by: Brian Linick, The Sherwin-Williams Company, 101 W. Prospect Ave. Cleveland,
Ohio 44115

Brief description for the Index: _____

THIS DEED, made this the 28th day of December, 2018, by and between

GRANTOR: THE SHERWIN-WILLIAMS COMPANY, an Ohio corporation
whose mailing address is 101 W. Prospect Avenue, Cleveland, Ohio 44115
(herein referred to as "Grantor") and

GRANTEE: PACHYDERM PROPERTIES, LLC, a Delaware limited liability company
d/b/a NC Pachyderm Properties, LLC
whose mailing address is 70 E. Long Lake Rd., Bloomfield Hills, Michigan 48304
(herein referred to as "Grantee") and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations (as defined below), the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described on Exhibit A attached hereto and incorporated herein, together with all and singular the rights and appurtenances thereto in anywise belonging and all appurtenances pertaining to the Property and/or improvements thereon unto Grantee, forever (hereinafter referred to collectively as the "Property"):

Said Property having been previously conveyed to Grantor by the instruments recorded in, Book 1107, Page 293, Book 1854, Page 104, and Book 7577, Page 792.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations.

{02752210 -3}

Submitted electronically by "First American Title NCS Cleveland"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following "Exceptions and Reservations":

- (i) zoning ordinances and regulations;
- (ii) real estate taxes and assessments, both general and special, that are a lien not yet due and payable;
- (iii) any matters that would be shown by a true and accurate survey of the Property; and
- (iv) those items listed on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

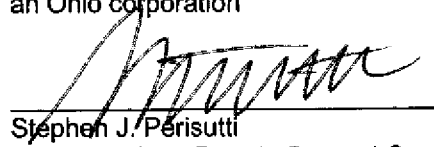
All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[signature page follows]

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

GRANTOR:

THE SHERWIN-WILLIAMS COMPANY,
an Ohio corporation

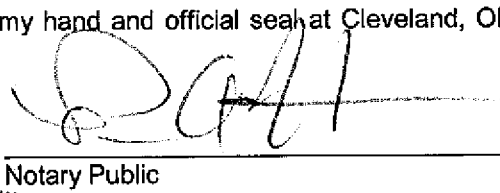


Stephen J. Perisutti
Vice President, Deputy General Counsel
and Assistant Secretary of
The Sherwin-Williams Company

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Stephen J. Perisutti, the Vice President, Deputy General Counsel, and Assistant Secretary of The Sherwin-Williams Company who acknowledged that he did sign the foregoing instrument in such capacity and that the same is his free act and deed and the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 28th day of December, 2018.



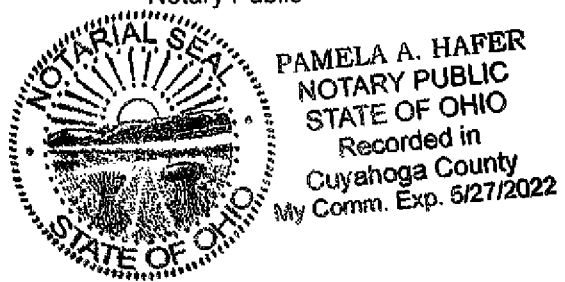
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

3148 HILLSBOROUGH ROAD

THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, BEING BOUNDED ON THE SOUTH BY HILLSBOROUGH ROAD (U.S. HIGHWAY #70), AND ON THE WEST, NORTH AND EAST BY C. C. WOODS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN THE NORTHERN MARGIN OF HILLSBOROUGH ROAD (U.S. HIGHWAY #70), RUNNING THENCE WITH THE NORTHERN MARGIN OF HILLSBOROUGH ROAD NORTH 62° 41' 43" WEST 70.00 FT. TO AN IRON STAKE IN THE NORTHERN MARGIN OF HILLSBOROUGH ROAD, A CORNER WITH C. C. WOODS; RUNNING THENCE WITH C. C. WOODS NORTH 27° 39' 34" EAST 210.00 FT. TO AN IRON STAKE, ANOTHER CORNER WITH C. C. WOODS; RUNNING THENCE AGAIN WITH C. C. WOODS SOUTH 62° 41' 43" EAST 70.00 FT. TO AN IRON STAKE, ANOTHER CORNER WITH C. C. WOODS; RUNNING THENCE AGAIN WITH C. C. WOODS SOUTH 27° 39' 34" WEST 210.00 FT. TO THE POINT OF BEGINNING, AND CONTAINING 0.337 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF GEORGE C. LOVE, JR., REGISTERED LAND SURVEYOR, DATED APRIL 20, 1982.

THE BEGINNING POINT SPECIFIED ABOVE IS LOCATED SOUTH 62° 41' 43" EAST 725 FT. FROM THE EASTERN MARGIN OF BELLEVUE AVE. AND NORTH 62° 41' 43" WEST 260.45 FT. FROM A MONUMENT IN THE NORTHERN MARGIN OF HILLSBOROUGH ROAD AND IS THE SOUTHEASTERN CORNER OF THE EASTERMOST TRACT OF LAND SHOWN IN PLAT BOOK 57 AT PAGE 19 OF THE DURHAM COUNTY REGISTRY.

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO DEPARTMENT OF TRANSPORTATION BE FEE SIMPLE DEED RECORDED IN BOOK 1854, PAGE 105 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DURHAM COUNTY, NORTH CAROLINA.

3148 HILLSBOROUGH ROAD

BEGINNING AT A NEW NAIL IN CONCRETE, SAID NAIL LYING NORTH 66° 50' 23" WEST, 290.88 FEET FROM AN EXISTING NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENT DISK, SAID NAIL MARKING A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF HILLSBOROUGH ROAD AND MARKING THE SOUTHWEST CORNER OF SHERWIN-WILLIAMS DEVELOPMENT CORPORATION (DEED BOOK 1107, PAGE 293, DURHAM COUNTY REGISTRY); THENCE WITH SAID NORTHERLY RIGHT OF WAY LINE OF HILLSBOROUGH ROAD, NORTH 66° 50' 23" WEST, 40.13 FEET TO A NEW NAIL IN CONCRETE MARKING THE SOUTHEAST CORNER OF JOHN C. CHAPIN (DEED BOOK 1621, PAGE 429, DURHAM COUNTY REGISTRY); THENCE WITH CHAPIN'S EAST LINE, NORTH 23° 16' 26" EAST, 200.92 FEET TO A NEW REBAR IN THE EAST LINE OF CHAPIN AND MARKING THE SOUTHWEST CORNER OF CARL C. WOODS, JR. HEIRS (ESTATE FILE 1995E, PAGE 923, DURHAM COUNTY ESTATE RECORDS); THENCE WITH CARL C. WOODS, JR. HEIRS SOUTH LINE, SOUTH 66° 52' 28" EAST, 40.73 FEET TO A NEW REBAR MARKING THE NORTHWEST CORNER OF AFOREMENTIONED SHERWIN-WILLIAMS DEVELOPMENT CORPORATION; THENCE WITH SHERWIN-WILLIAMS WEST LINE, SOUTH 23° 26' 35" WEST, 200.95 FEET TO A NEW NAIL IN CONCRETE, THE POINT AND PLACE OF BEGINNING. THE PARCEL OF LAND DESCRIBED HEREIN CONTAINS 0.186 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THAT EASEMENT FOR INGRESS, EGRESS AND REGRESS DESCRIBED IN EASEMENT RECORDED IN BOOK 1309, PAGE 767, DURHAM COUNTY REGISTRY.

SAVE AND EXCEPT THE FOLLOWING RIGHT OF WAY EASEMENT TO THE DEPARTMENT OF TRANSPORTATION:

BEGINNING AT A POINT LYING NORTH 23° 00' 35" EAST 31.28 FEET FROM SURVEY STATION 36+34.41 IN SURVEY LINE-Y1-OF HIGHWAY PROJECT 9.8059050, BEING DESIGNATED AS POINT "A" UPON THE AFOREMENTIONED MAP FILED HEREIN; RUNNING THENCE WITH POINTS DESIGNATED ON SAID MAP AS FOLLOWS: NORTH 23° 00' 35" EAST 5.92 FEET TO POINT "B"; THENCE SOUTH 66° 49' 36" EAST 40.14 FEET TO POINT "C"; THENCE SOUTH 23° 10' 48" WEST 5.96 FEET TO POINT "D"; THENCE NORTH 66° 46' 04" WEST 40.12 FEET TO THE POINT OF BEGINNING, CONTAINING 238 SQUARE FEET.

THE ABOVE RIGHT OF WAY EASEMENT ACQUIRED BY CONSENT JUDGMENT RECORDED IN BOOK 2146, PAGE 853 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DURHAM COUNTY, NORTH CAROLINA.

THE ABOVE EASEMENT RECORDED IN BOOK 1309, PAGE 767 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DURHAM COUNTY, NORTH CAROLINA IS RELATED TO EASEMENT 1093, PAGE 853 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DURHAM COUNTY, NORTH CAROLINA.

THE ABOVE FEE PARCEL ALSO BEING DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN 0.517 ACRE PARCEL OF LAND LYING IN DURHAM COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND AT THE NORTHEASTERLY CORNER OF THE WITHIN DESCRIBED PROPERTY (SAID REBAR HAVING NC GRID COORDINATES (NAD 83) OF N: 825,343.87' AND E: 2,017,795.56') AND BEING LOCATED AT THE NORTHWESTERLY CORNER OF MAYER PROPERTIES, LLC (D.B. 4291, PG 898); THENCE WITH SAID MAYER'S LINE S 23°24'28" W 203.93' TO A MARK FOUND IN CONCRETE ON THE NORTHEASTERLY R/W OF HILLSBOROUGH ROAD, THENCE WITH SAID R/W N 66°47'23"W 110.12' TO A MARK FOUND IN CONCRETE ON SAID R/W AT THE SOUTHEASTERLY CORNER OF ALTERNATIVE VENTURES, LLC (D.B. 8235, PG. 144), THENCE WITH SAID ALTERNATIVE VENTURES, LLC, N23°17'10"E 203.93' TO A REBAR FOUND IN THE LINE OF C. CLARL WOOD; THENCE WITH WOOD'S LINE S 66° 47' 21" E 110.55' (PASSING A REBAR FOUND AT 110.17') TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Easement by and between C. Carl Woods, Jr. and wife, Shelby B. Woods and The Sherwin-Williams Company, an Ohio corporation, recorded in Book 1093, Page 853; as affected in Easement by and between C. Carl Woods, Jr. and wife, Shelby B. Woods and W. Kimball Griffin, Jr. and wife, Mary S. Griffin recorded in Book 1309, Page 767 with rights of others therein Durham County Registry.
2. All other matters of record