

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 MAR 06 12:28:31
BK:8136 PG:824-826
DEED
FEE: \$26.00
EXCISE TAX: \$4,807.00
INSTRUMENT # 2017007303
APRILJ



SPECIAL WARRANTY DEED
(P1.1)

Excise Tax \$4,807.00

PORTION OF PIN 0821-08-88-8808
PORTION OF PIN 0821-08-88-6838
PORTION OF PIN 0821-08-88-6697

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 P1.1

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 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 as follows:

The land located in the State of North Carolina, County of Durham, City of Durham and being all of New Parcel P1.1 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 607, 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 Parking Covenants, Restrictions and Easement Agreement between Grantor and Grantee to be recorded in the Durham County Register of Deeds after this Special Warranty Deed, (ix) the Shared Parking Components and Easement Agreement between Grantor and Grantee to be recorded in the Durham County Register of Deeds after this Special Warranty Deed, (ix) the Restriction on Use set forth below, (x) matters shown on plat recorded in Plat Book 197, Page 48, Durham County Register of Deeds, (xi) Public Right of Way dedication to City of Durham recorded in Book 6209, Page 6, Durham County Registry and (xii) 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 RESTRICTION ON USE FOR SO LONG AS THE MASTER DECLARATION SHALL REMAIN IN EFFECT AS TO REQUIRE: THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PARKING DECK UNLESS ANCILLARY USES ARE PERMITTED IN THE MASTER PLAN (AS DEFINED IN THE MASTER DECLARATION (AS DEFINED IN THIS SPECIAL WARRANTY DEED)).

Grantor acquired portions of the Property by instruments recorded in Book 2938, page 275, Book 7468, Page 709, and Book 7805, page 198 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

