

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 SEP 30 02:53:49 PM
BK:7797 PG:290-294
DEED
FEE:\$26.00
EXCISE TAX:\$10,583.00
INSTRUMENT # 2015032858
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney (without title search)

Return to Grantee

Excise tax: \$10,583.00

Mailing address of Grantors: 1919 White Plains Road, Chapel Hill, NC 27517

Mailing address of Grantee: 601 Willard Street, Durham, NC 27701

The property described in this deed does not include the primary residence of either of the Grantors.

THIS DEED, dated September 29, 2015, is from Watkins Road Investors General Partnership (a North Carolina general partnership) and New Hope Creek Partnership (a North Carolina general partnership), herein referred to jointly as the Grantors, to University Properties III, LLC (a North Carolina limited liability company), herein referred to as the Grantee.

(Watkins Road Investors General Partnership is sometimes referred to herein as Watkins. New Hope Creek Partnership is sometimes referred to herein as New Hope.)

The designations "Grantors" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantors, for valuable consideration, hereby grant, bargain, sell, and convey to the Grantee, in fee simple, the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

(For legal description, see Exhibit A, which is attached hereto and which is hereby incorporated herein by reference.)

TO HAVE AND TO HOLD the aforesaid lands and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantors hereby covenant as follows with the Grantee:

1. Watkins covenants with the Grantee that Watkins is legally seized of the real estate referred to on Exhibit A as "Tract One," in fee simple; that Watkins has good and lawful authority to sell and convey Tract One; that Watkins hereby fully warrants the title to Tract One, and will defend the same against the lawful claims of all; and that Tract One is free of all encumbrances, except for the exceptions hereinafter stated. Title to Tract One is subject to the exceptions set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

2. New Hope covenants with the Grantee that New Hope is legally seized of the real estate referred to on Exhibit A as "Tract Two," in fee simple; that New Hope has good and lawful authority to sell and convey Tract Two; that New Hope hereby fully warrants the title to Tract Two, and will defend the same against the lawful claims of all; and that Tract Two is free of all encumbrances, except for the exceptions hereinafter stated. Title to Tract Two is subject to the exceptions set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantors have executed and sealed this deed.

[SIGNATURE PAGE FOLLOWS]

WATKINS ROAD INVESTORS GENERAL PARTNERSHIP, by:

Ru-Wa Wu (SEAL)
Ru-Wa Wu, individually and as a duly authorized
managing partner of Watkins Road Investors
General Partnership

Yuan-Shen Huang (SEAL)
Yuan-Shen Huang, individually and as a duly
authorized managing partner of Watkins Road
Investors General Partnership

NEW HOPE CREEK PARTNERSHIP, by:

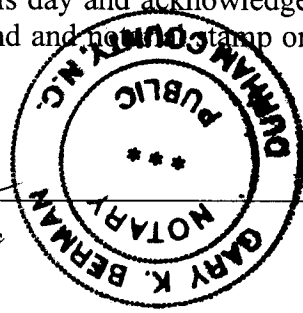
Ru-Wa Wu (SEAL)
Ru-Wa Wu, individually and as a duly authorized
managing partner of New Hope Creek
Partnership

Yuan-Shen Huang (SEAL)
Yuan-Shen Huang, individually and as a duly
authorized managing partner of New Hope
Creek Partnership

State of North Carolina, County of Durham

I, Gary K. Berman, a notary public of the aforesaid state
and county, certify that Ru-Wa Wu and Yuan-Shen Huang, individually and as the duly
authorized managing partners of Watkins Road Investors General Partnership and of New
Hope Creek Partnership, personally came before me this day and acknowledged the due
execution of the foregoing instrument. Witness my hand and notary stamp or seal, this
20 day of September 2015.

Gary K. Berman
Notary Public



My commission expires: January 8, 2018

Exhibit A

TRACT ONE (property of Watkins Road Investors General Partnership)

Containing 3.989 acres and BEING all of Lot 3 and labeled "NEW LOT AREA (NORTH PARCEL)," as per plat entitled "FINAL PLAT OF CORRECTION FOR SOUTHWEST DURHAM DRIVE," which plat is on file in Plat Book 160, page 213, Durham County Registry.

Watkins Road Investors General Partnership acquired this property by deed recorded in Real Estate Book 2155, page 680, Durham County Registry.

TRACT TWO (property of New Hope Creek Partnership)

BEING all of Lot 4 containing 8.157 acres, as per plat entitled "FINAL PLAT OF CORRECTION FOR SOUTHWEST DURHAM DRIVE," which plat is on file in Plat Book 160, page 213, Durham County Registry.

New Hope Creek Partnership acquired this property by deed recorded in Real Estate Book 1935, page 237, Durham County Registry.

Exhibit B

Exceptions

As to Tract One:

1. Ad valorem property taxes for the year 2015 and subsequent years.
2. All matters shown on the map recorded in Plat Book 160, Page 213, Durham County Registry.
3. Title to any portion of the property within the right-of-way of Watkins Road and US 15-501.
4. Right of way to Duke Power Company recorded in Book 253, Page 495, Durham County Registry.

As to Tract Two:

1. Ad valorem property taxes for the year 2015 and subsequent years.
2. All matters shown on the map recorded in Plat Book 160, Page 213, Durham County Registry.
3. Title to any portion of the property within the right-of-way of Watkins Road and US 15-501.
4. Agreement recorded in Book 1425, Page 381, Durham County Registry.
5. Exceptions listed on deeds recorded in Book 1149, Pages 251 and 347, and Book 1020, Pages 873 and 877.
6. Rights of others thereto entitled in and to the continued uninterrupted flow of New Hope Creek, located on the property.