

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 JUL 08 12:24:17
BK: 7971 PG: 315-319
DEED
FEE: \$26.00
EXCISE TAX: \$20,438.00
INSTRUMENT # 2016022545
APRILJ



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$20,438.00**

Tax Lot No.: 0739-03-44-1252

Parcel Identifier No. _____

Verified by _____

County on the _____ day of _____, 201__

This instrument was prepared by: Troutman Sanders LLP (J. Goldberg)
301 S. College Street, 34th Floor
Charlotte, NC 28202

After recording mail to: Grantee

Brief description for the Index: 3508 Tri-Center Boulevard

THIS DEED made as of this 7th day of July, 2016, by and between:

GRANTOR

GRANTEE

BF PROPERTIES II NC, LLC,
a North Carolina limited liability company

SCP-TCA TRI-CENTER LLC,
a Delaware limited liability company

Mailing Address:
9000 Creedmoor Road
Raleigh, North Carolina 27615
Attention: R. Wayne Bailey

Mailing Address:
c/o Trinity Capital Advisors
440 S. Church Street, Suite 800
Charlotte, North Carolina 28202
Attention: Wes McAdams

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 the 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, together with the improvements thereon, situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7933 at Page 791 of the Durham County Public Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

See Exhibit B attached.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

BF PROPERTIES II NC, LLC,
a North Carolina limited liability company

By: R. Wayne Bailey
Name: R. Wayne Bailey
Title: Manager

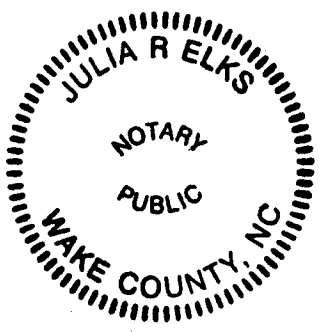
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Julia R. Elks, a Notary Public of the County and State aforesaid, certify that R. Wayne Bailey personally appeared before me this day and acknowledged the execution of the foregoing instrument as manager of Grantor.

Witness my hand and official stamp or seal, this 1st day of July, 2016.

[Notary Seal]



Julia R. Elks
Notary Public Julia R. Elks
Commission Expires: 12-3-20

EXHIBIT A

LEGAL DESCRIPTION

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

FEE TRACT: BEGINNING AT AN EXISTING IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY LINE OF ALSTON AVENUE, SAID ROAD HAVING AN 80 FOOT PUBLIC RIGHT OF WAY AND ALSO HAVING NORTH CAROLINA GRID COORDINATES (1927 NAD) OF N=794,706.58 AND E=2,033,859.18 AND ALSO LOCATED IN THE SOUTHERN PROPERTY LINE OF KIRK D. BULLOCK (DB 3614 PG 951) (PB 22, PG 98), AND SAID POINT BEING THE NORTHWESTERN MOST PROPERTY CORNER OF SUBJECT PROPERTY, THENCE LEAVING SAID ALSTON AVENUE AND RUNNING ALONG THE PROPERTIES BELONGING TO KIRK D. BULLOCK, SIMON C. PARTNER (DB 2794, PG 329) (PB 22 PG 98) SOUTH 76 DEG 21' 09" EAST, 305.02 FEET TO AN EXISTING IRON PIN BEING A COMMON PROPERTY CORNER OF SIMON C. PARTNER AND VIRGINIA K. WYNNE (DB 3958 PG 276) (PB 22 PG 98), THENCE LEAVING THE SAID COMMON PROPERTY CORNER RUNNING ALONG THE SOUTHERN PROPERTY LINE OF THE PROPERTY BELONGING TO VIRGINIA K. WYNNE AND BETTY W. BARBOUR (DB 985 PG 177) (PB 22 PG 98) SOUTH 76 DEG 03' 16" EAST, 275.10 FEET TO AN EXISTING IRON PIN BEING THE SOUTHEASTERN MOST PROPERTY CORNER OF THE PROPERTY BELONGING TO BETTY W. BARBOUR AND BEING A COMMON CORNER WITH RESEARCH TRICENTER V (PB 126 PG 164) THENCE RUNNING ALONG THE WESTERN PROPERTY LINE OF RESEARCH TRICENTER V THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEG 54' 03" EAST, 69.34 FEET TO AN EXISTING IRON PIN, SOUTH 11 DEG 05' 57" WEST, 312.89 FEET TO AN EXISTING IRON PIN, SOUTH 33 DEG 54' 05" EAST, 33.39 FEET TO AN EXISTING IRON PIN, SOUTH 11 DEG 05' 55" WEST, 290.00 FEET TO AN EXISTING IRON PIN, SOUTH 57 DEG 38' 49" WEST, 52.35 FEET TO AN EXISTING IRON PIN, SOUTH 11 DEG 05' 57" WEST, 200.00 FEET TO AN EXISTING IRON PIN, SOUTH 21 DEG 53' 39" WEST, 57.25 FEET TO AN EXISTING IRON PIN BEING THE SOUTHEASTERN MOST PROPERTY CORNER OF SUBJECT PROPERTY AND BEING A COMMON CORNER WITH RESEARCH TRIANGLE V, AND RESEARCH TRIANGLE I (PB 126 PG 164). THENCE RUNNING ALONG THE NORTHERN PROPERTY LINE OF RESEARCH TRICENTER ASSOCIATES (DB 1542 PG 212) (PB 126 PG 166) NORTH 89 DEG 05' 26" WEST, 343.26 FEET TO AN EXISTING IRON PIN, AND NORTH 78 DEG 11' 17" WEST, 256.36 FEET TO AN EXISTING IRON PIN ON THE EASTERN RIGHT OF WAY OF ALSTON AVENUE, THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF ALSTON AVENUE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEG 49' 21" EAST, 165.80 FEET TO AN EXISTING IRON PIN, NORTH 08 DEG 51' 31" EAST, 295.49 FEET TO AN EXISTING IRON PIN, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4099.79 FEET, AN ARC LENGTH OF 385.93 FEET AND AN INTERIOR CHORD BEARING AND DISTANCE OF NORTH 11 DEG 32' 17" EAST, 385.78 FEET TO AN EXISTING IRON PIN, NORTH 14 DEG 12' 29" EAST, 159.55 FEET TO AN EXISTING IRON PIN BEING THE POINT AND PLACE OF BEGINNING CONTAINING 14.69 ACRES AND/OR 639,696 SQUARE FEET, MORE OR LESS.

EASEMENT TRACT ONE: TOGETHER WITH the non-exclusive easement rights set forth in that certain Easement Agreements recorded in Book 1592 at Page 870 and Book 1598 at Page 101 in the Office of the Register of Deeds of Durham County, North Carolina.

EASEMENT TRACT TWO: TOGETHER WITH the non-exclusive easement rights set forth in that certain Declaration of Easements recorded in Book 2415 at Page 686 in the Office of the Register of Deeds of Durham County, North Carolina.

EASEMENT TRACT THREE: TOGETHER WITH the non-exclusive easement rights set forth in that certain Cooperation Agreement recorded in Book 4550 at Page 680 in the Office of the Register of Deeds of Durham County, North Carolina.

EASEMENT TRACT FOUR: TOGETHER WITH the non-exclusive easement rights set forth in that certain Sewer and Water Easement recorded in Book 1425, page 584 in the Office of the Register of Deeds of Durham County, North Carolina.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of the ad valorem taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.
2. Rights of Amcor Rigid Plastics USA, Inc., as tenant only, under an unrecorded lease dated September 4, 2012.
3. Any matter disclosed by survey titled "Existing Conditions ALTA/ACSM Survey Trinity Capital" by John J. Jennings, P.L.S. of Coulter/Jewell/Thames R.A., dated April 20, 2016.
4. Any matter disclosed by plat(s) recorded in the Durham County Public Registry in: (i) Plat Book 116 at Page 153; (ii) Plat Book 105 at Page 64; (iii) Plat Book 123 at Page 78 and (iv) Plat Book 192 at Page 100.
5. Declaration of Easements recorded in Book 2415 at Page 686 of the Durham County Public Registry.
6. Sewer and Water Easement recorded in Book 1425 at Page 584 of the Durham County Public Registry.
7. Right of Way Agreement to Public Service Company of North Carolina, Inc., in Book 371, at Page 763 and Page 686 of the Durham County Public Registry.
8. Easement Agreement(s) recorded in the Durham County Public Registry in (i) Book 1598 at Page 101, and (ii) Book 1592 at Page 870.
9. Non-Exclusive Access and Drainage Easement and Encroachment Agreement recorded in the in Book 1603 at Page 667 of the Durham County Public Registry.
10. Cooperation Agreement Regarding Future Easements recorded in Book 4550 at Page 680 of the Durham County Public Registry.
11. Common Area Expense Agreement recorded in Book 6318 at Page 820 of the Durham County Public Registry.
12. Easement Agreement recorded in Book 7247 at Page 137 and Page 686 of the Durham County Public Registry.