

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 NOV 07 03:09:27 PM  
BK:8061 PG:73-77  
DEED  
FEE: \$26.00  
EXCISE TAX: \$3,400.00  
INSTRUMENT # 2016038970  
SMMARSH



Excise Tax: \$3400.00

Tax Parcel No.: 0739-03-43-0680

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.  
By: \_\_\_\_\_  
\_\_\_\_\_

This instrument was prepared by: Moore & Van Allen PLLC (CGH-46), 100 North Tryon Street, Suite 4700, Charlotte, NC 28202  
After recording return to: Kurt B. Fryar, Attorney at Law, 106 North Waters Street, Suite 110, Wilmington, NC 28401  
Brief description for the Index: 3516 Tricenter Boulevard, Durham

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made effective as of this \_\_\_\_\_ day of November, 2016  
by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<b>CORNWALLIS ROAD LLC,</b> a New Jersey limited liability company c/o The Silverman Group 788 Morris Turnpike Short Hills, New Jersey 07078	<b>TRICENTER, LLC,</b> a North Carolina limited liability company 1374 Perry Circle North Wales, Pennsylvania 19454

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 situated in Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

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 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 persons claiming by, under or through Grantor, other than the following exceptions listed on Exhibit "B" attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5381, at Page 916 in the Durham County Register of Deeds.

The property herein conveyed does not include the primary residence of Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed under seal as of November \_\_, 2016.

GRANTOR:

CORNWALLIS ROAD LLC,  
a New Jersey limited liability company

By: [Signature]  
Name: Kenneth Silverman  
Title: Manager

STATE OF NEW JERSEY

COUNTY OF ESSEX

I certify that the following person personally appeared before me this day, acknowledging to me he/she signed the foregoing document: Kenneth Silverman

Date: November 3, 2016

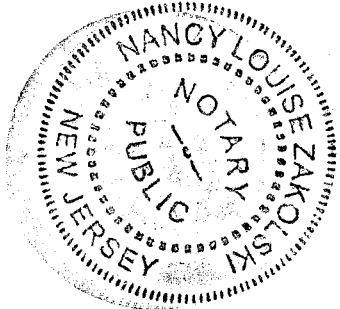
[Notarial Seal/Stamp]

[Signature]  
Notary Public

Print Name: NANCY ZAKOLSKI

My Commission Expires: \_\_\_\_\_

NANCY LOUISE ZAKOLSKI  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2453598  
My Commission Expires 9/21/2020



*EXHIBIT A TO DEED**LEGAL DESCRIPTION*

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

Beginning at an existing iron pin in the Eastern right-of-way line of Alston Avenue and thence leaving said right-of-way of Alston Avenue and running along the Southern property line of Research Tricenter IV S 78°11'17" E, 256.36 to an existing iron pin, thence S 89°05'26" E, 343.25 to an existing iron pipe located in the Western property line of Research Tricenter V and also being the Southeastern most property corner of Research Tricenter IV, running along the Western property line of Research Tricenter V S 21°53'39" W, 28.68' to an existing iron pin, said iron being the Southwestern most property corner of Research Tricenter V and the Northwestern most property corner of Research Tricenter I, thence running along the Western property line of Research Tricenter I the following courses and distances: S 27°15'55" W, 230.16' to an existing iron pin, thence along a curve to the left having a radius of 75.00' an arc length of 131.34' and an exterior chord bearing and distance of S 62°31'33" W, 115.19' to an existing iron pin, thence S 12°21'26" W, 15.36' to an existing iron pin, thence along a curve to the right having a radius of 337.50', an arc length of 157.18' and an interior chord bearing and distance of S 25°41'45" W, 155.76' to an existing iron pin, thence S 57°33'02" W, 9.12' to an existing iron pin being the Southwestern most property corner of Research Tricenter I and also being located in the Northeastern right-of-way line of Cornwallis Road having a 150' public right-of-way, thence running along the Northeastern right-of-way line of Cornwallis Road along a curve to the right having a radius of 11,384.17', an arc length of 569.74', and an interior chord bearing and distance of N 31°29'05" W, 569.68' to an existing iron pin where the Northeastern right-of-way line of Cornwallis Road intersects with the Eastern right-of-way line of Alston Avenue, thence running along the Eastern right of way line of Alston Avenue N 00°49'21" E, 16.71' to an existing iron pin, being the Point and Place of Beginning containing 138,445 square feet and/or 3.18 acres more or less.

*EXHIBIT B TO DEED*

*PERMITTED EXCEPTIONS*

1. Taxes for the year 2017 and subsequent years, not yet due and payable.
2. Matters which would be revealed by a current, accurate physical survey and/or inspection of the Property; and
3. Matters of public record affecting the property that have been filed in the Office of the Register of Deeds for Durham County, North Carolina.