

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jan 14 02:23 PM**  
**Book: 9198 Page: 997**  
NC Rev Stamp: \$ 119000.00 Fee: \$ 26.00  
Instrument Number: 2021002212  
DEED

Excise Tax: \$119,000.00  
Tax Lot No./Parcel Identifier No.: 121645

Mail after recording to:  
Chris Valentine  
Chicago Title Insurance Company  
3301 Windy Ridge Parkway  
Suite 300  
Atlanta, Georgia 30339

Return to:  
Von Crook  
First National Financial Title Services, LLC  
3301 Windy Ridge Parkway, Suite 300  
Atlanta, GA 30339  
770-916-4347 **NC25201146V**

This instrument was prepared by:  
Barry D. Mann  
Manning Fulton  
Post Office Box 20389  
Raleigh, North Carolina 27619

Brief Description for the Index: 3611 University Drive, Durham, NC 27707

### **NORTH CAROLINA SPECIAL WARRANTY DEED**

**ARIUM PINNACLE RIDGE, LP**, a Delaware limited partnership ("Grantor"), with an address of c/o Carroll Organization, 3340 Peachtree Road NE, Suite 2250, Atlanta, Georgia 30326, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **PRCP-NC UNIVERSITY RIDGE, LLC**, a Delaware limited liability company ("Grantee") with an address of c/o Priderock Capital Partners, LLC, 525 Okeechobee Blvd., Suite 1650, West Palm Beach, Florida 33401, the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Durham County, North Carolina and legally described in **Exhibit A** attached hereto,

submitted electronically by "First National Financial Title Services, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.