

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Nov 01 01:56 PM NC Rev Stamp: \$ 45850.00
Book: 8539 Page: 689 Fee: \$ 26.00
Instrument Number: 2018038399
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$45,850.00

Parcel Identifier No. 157355 & 157356 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: BIN – SM3700 LLC, c/o Beacon Partners, 500 East Morehead Street, Suite 200, Charlotte, NC 28202

This instrument was prepared by: Randolph M. Fletcher, Esq., Manning Fulton & Skinner, P.A., Diamond View II, Suite 130, 280 South Mangum Street, Durham, North Carolina 27701

Brief description for the Index: 24.613 acres, 3700 S. Miami Boulevard, Durham, NC

THIS DEED made this 31st day of October, 2018, by and between

GRANTOR

GRANTEE

PEGRAM PROPERTIES III, LLC
9301 Globe Center Drive, Suite 120
Morrisville, NC 27560

BIN – SM3700 LLC
c/o Beacon Partners
500 East Morehead Street, Suite 200
Charlotte, NC 28202

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5059, Page 148 and Book 5059, Page 152.

All or a portion of the property herein conveyed does not include the primary residence of a 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 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:

The lien of the *ad valorem* taxes for the year 2018 (which taxes have been prorated between Grantor and Grantee) and subsequent years, a lien, but not yet due and payable.

The following matters disclosed by survey entitled "ALTA/ NSPS Land Title Survey Prepared For: BIN – SM3700 LLC" by Andrew B. Baker, P.L.S. of R.B. Pharr & Associates, P.A., dated October 5, 2018 (the "Survey"):

(a) Service utilities; (b) various monitoring wells; (c) fire hydrants; (d) power substation; (e) various sidewalk encroachments and rights of others and in to the use thereof; (f) generators; (g) encroachment of asphalt drive along western boundary line; and (h) rip raps.

Right of Way Agreements to Duke Power Company recorded in Book 319, page 697; and Book 383, page 482, and as shown on the Survey.

Easement(s) to Duke Power Company recorded in Book 383, page 477; and Book 1219, page 403, and as shown on the Survey.

Right of Way Agreement to Duke Energy recorded in Book 3960, page 603. (ALTA 28-06 ENDORSEMENT)

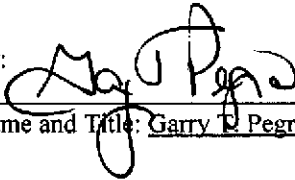
Lease by and between Pegram Properties III, LLC ("Landlord") and PBM Graphics, Inc. ("Tenant"), a memorandum of which is recorded in Book 5925, page 158.

Easement(s) reserved in Deeds recorded in Book 3357, Page 116, and book 3357, Page 135.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

PEGRAM PROPERTIES III, LLC

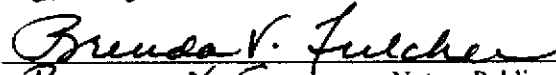
By: 
Name and Title: Garry T. Pegram, Manager

State of North Carolina, County of Durham, City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Garry T. Pegram personally came before me this day and acknowledged that he is the Manager of PEGRAM PROPERTIES III, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 3rd day of October, 2018.

My Commission Expires: 10/17/2020
(Affix Seal)


BRENDA V. FULCHER Notary Public
Notary's Printed or Typed Name

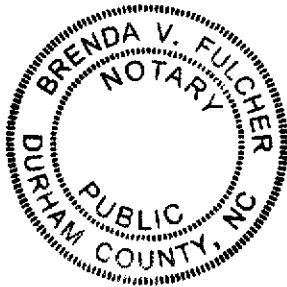


EXHIBIT A

PROPERTY DESCRIPTION

Legal Description – Parcel A

Commencing at NCGS Monument "Creekstone", said monument having NCGS NAD83 coordinates of N = 775,943.18 feet and E = 2,044,346.53 feet. Thence N 01° 05' 32" W for a grid distance of 11,597.28 feet to an existing iron pipe located on the northern right of way line of the southern railway spur (52' R/W). Thence with the right of way of the southern railway spur the following calls: N 40° 26' 05" W 424.52 feet to an existing iron pipe, thence N 38° 37' 41" W 48.31 feet to an existing iron pipe, thence N 36° 42' 15" W 116.70 feet to an existing iron pipe located on the eastern right of way line of southern railway (200° R/W), thence with the right of way of southern railway N 00° 46' 34" E 630.36 feet to a point, said point being hereinafter referred to as the point of beginning.

Thence from said point of beginning and still with the right of way of southern railway N 00° 46' 34" E 257.18 feet to an existing iron pipe, thence leaving said right of way in a southeasterly direction S 89° 13' 49" E 140.00 feet to an existing iron pipe, thence N 00° 46' 11" E 150.00 feet to an existing iron pipe, thence N 89° 13' 49" W 139.98 feet to an existing iron pipe located on aforementioned eastern right of way line of southern railway, thence with said right of way N 00° 46' 34" E 429.97 feet to an existing iron pipe, thence leaving the right of way of southern railway the following calls: S 87° 06' 18" E 284.79 feet to an existing iron pipe, thence with the arc of a curve to the right, said curve having a radius of 676.20 feet, an arc length of 351.50 feet and a chord bearing and distance of S 72° 12' 49" E 347.56 feet to an existing iron pipe, thence S 57° 19' 18" E 93.19 feet to an existing iron pipe located on the western right of way line of Miami Boulevard – S.R. 1959 (100' R/W), thence with the right of way of Miami Boulevard the following calls: with the arc of a curve to the left, said curve having a radius of 1482.39 feet, an arc length of 517.30 feet and a chord bearing and distance of S 07° 01' 11" W 514.68 feet to an existing iron pipe, thence S 02° 58' 38" E 302.02 feet to an existing iron pipe, thence with the arc of a curve to the right, said curve having a radius of 1587.02 feet, an arc length of 184.92 feet and a chord bearing and distance of S 00° 21' 39" W 184.81 feet to an existing iron pipe, thence leaving the right of way of Miami Boulevard and with the common line of Parcel A and Parcel B the following calls: N 86° 55' 57" W 308.95 feet to a point, thence N 01° 03' 42" W 276.45 feet to a point, thence N 10° 23' 59" E 6.04 feet to a point, thence N 38° 45' 56" E 34.89 feet to a point, thence N 89° 13' 26" W 366.11 feet to the point of beginning, said tract being all of Parcel A containing 602,049 square feet or 13.821 acres more or less.

Legal Description – Parcel B

Commencing at NCGS monument "Creekstone", said monument having NCGA NAD 83 coordinates of N = 775,943.18 feet and E = 2,044,346.53 feet, thence N 01° 05' 32" W for a grid distance of 11,597.28 feet to an existing iron pipe located on the northern right of way line of the southern railway spur (52' R/W), said pipe being hereinafter referred to as the point of beginning.

Thence from said point of beginning and with the right of way of the southern railway spur the following calls: N 40° 26' 05" W 424.52 feet to an existing iron pipe, thence N 38° 37' 41" W 48.31 feet to an existing iron pipe, thence N 36° 42' 15" W 116.70 feet to an existing iron pipe located on the eastern right of way line of southern railway (200' R/W), thence with the right of way of southern railway N 00° 46' 34" E 630.36 feet to a point, thence leaving said right of way and with the common line of Parcel A and Parcel B the following calls: S 89° 13' 26" E 366.11 feet to a point, thence S 38° 45' 56" W 34.89 feet to a point, thence S 10° 23' 59" W 6.04 feet to a point, thence S 01° 03' 42" E 276.45 feet to a point, thence S 86° 55' 57" E 308.95 feet to a point located on the western right of way line of Miami Boulevard – S.R. 1959 (100' R/W), thence with the right of way of Miami Boulevard the following calls: with the arc of a curve to the right, said curve having a radius of 1587.02 feet, an arc length of 216.93 feet and a chord bearing and distance of S 07° 36' 53" W 216.76 feet to an existing iron pipe, thence S 11° 31' 50" W 448.94 feet to an existing iron pipe, thence leaving said right of way of Miami Boulevard in a northwesterly direction N 85° 35' 12" W 171.54 feet to an existing iron pipe, thence S 00° 17' 39" W 112.15 feet to the point of beginning, said tract being all of Parcel B containing 470,084 square feet or 10.792 acres more or less.