

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 DEC 22 04:36:55 PM  
BK:7846 PG:184-186  
DEED  
FEE:\$26.00  
EXCISE TAX:\$24,174.00  
INSTRUMENT # 2015042385  
SMMARSH



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$24,174.00

Parcel ID: Portion of 154059; Portion of 154055, Portion of 154061 and Portion of 154042

Verified by Durham County on the \_\_\_\_ day of December, 2015

By: \_\_\_\_\_

Mail to: Grantee

This instrument was prepared by: Ellis & Winters LLP (MGW)

Brief description for the Index: Site 3, Plat Book 195, Pages 173-174, Durham County

THIS DEED made this 22nd day of December, 2015, by and between

GRANTOR	GRANTEE
RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA, a North Carolina non-profit corporation 12 Davis Drive Research Triangle Park, North Carolina 27709	FMR RTP, LLC, a Delaware limited liability company c/o Fidelity Corporate Real Estate LLC 200 Seaport Boulevard Boston, Massachusetts 02210

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Research Triangle Park, Durham County, North Carolina and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 315, Page 537 and Book 315, Page 177, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 195, Pages 173-174, Durham County Registry.

By acceptance of this Deed Grantee acknowledges that the property is subject to those (Corrected) Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park as recorded in Deed Book 7559, Page 1, Durham County Registry including without limitation the repurchase rights contained in

Article VIII, Section 1 of the Covenants. The repurchase option contained in Article VIII, Section 2 of the Covenants shall be waived by separate recorded instrument executed by Grantor.

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

And Grantor covenants with 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:

1. Ad valorem taxes for 2016 and subsequent years;
2. All matters of record affecting the Property.
3. All matters that would be disclosed by a current and accurate survey and physical inspection of the Property.
4. Applicable zoning and subdivision ordinances, building codes and other legal requirements affecting the Property.

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

**RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA,**  
a North Carolina non-profit corporation

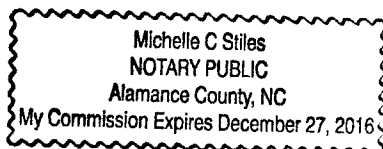
By: Linda Hall  
 Printed Name: Linda Hall  
 Title: CFO

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, Michelle C. Stiles, Notary Public, certify that following person personally appeared before me this day and acknowledged that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Linda Hall, CFO of Research Triangle Foundation of North Carolina, a North Carolina non-profit corporation.

WITNESS my hand and official seal, this the 18 day of December, 2015.



Michelle C Stiles  
 Signature of Notary Public  
 Printed Name: Michelle C. Stiles  
 Date of Expiration of Commission: 12/27/16

[NOTARY PUBLIC STAMP OR SEAL]

**Exhibit A**  
(to Special Warranty Deed)

BEING ALL of that certain parcel of land located in Research Triangle Park, Durham County, North Carolina, containing 69.068 acres, more or less, as more particularly shown and described on that recombination plat entitled "Exempt Plat, Recombination of Research Triangle Park Site 3" by WSP, dated August 21, 2015 and recorded in Plat Book 195, Page 173-174, Durham County Registry.