

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Jul 15 02:00 PM
Book: 9396 Page: 985
 NC Rev Stamp: \$ 84000.00 Fee: \$ 26.00
 Instrument Number: 2021035763
 DEED

Excise Tax: \$ <u>84,000.00</u>	Recording Time, Book and Page
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Tax Lot No.: 172103 and 172106 Parcel Identifier No. 0833-14-24-1045 and 0833-14-23-2345
 Verified by _____ County on the ___ day of _____, 2021 by _____
 Mail after recording to: Grantee
 This instrument was prepared by Hunter S. Edwards, Womble Bond Dickinson (US) LLP
 No title search performed and no title opinion given or implied by the preparer

Brief Description For The Index: Lot 1A and Lot 2A, Oxford Commons, 3801 and 4001 Meriwether Drive, Durham, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 14th day of July, 2021, by and between:

GRANTOR:	GRANTEE:
VTT CARVER POND LLC, a North Carolina limited liability company <u>Address:</u> c/o VTT Management 100 Street 3 rd Floor Framingham, MA 01702	FS MERIWETHER PLACE, LLC, a Delaware limited liability company <u>Address:</u> 3330 Pacific Avenue, Suite 402 Virginia Beach, Virginia 23451

Enter in appropriate block for each party: name, 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 the

Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with any improvements located thereon (the "**Property**").

The Property hereinabove described that same property acquired by Grantor by instrument recorded in Book 7148, Page 905 of the Durham County, North Carolina Register of Deeds (the "**Registry**").

No portion of the Property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid Property 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, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

See Exhibit B, attached hereto and incorporated herein by this reference.

[signature appears on following page]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the date first above written.

GRANTOR:

VTT CARVER POND LLC,
a North Carolina limited liability company

By: **VTT MANAGEMENT INC.**

Its: Manager

By: 

Name: Vaios T. Theodorakos

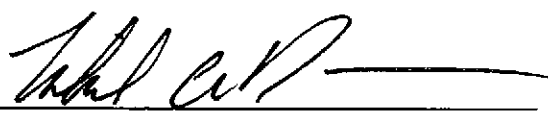
Title: President and Chief Executive Officer

STATE OF Massachusetts

COUNTY OF Worcester

The foregoing instrument was acknowledged before me this 9th day of July, 2021 by Vaios T. Theodorakos as President and Chief Executive Officer of VTT Management Inc., Manager of VTT Carver Pond LLC, a North Carolina limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.



Official Signature of Notary

Richard A. Downs

Notary's printed or typed name, Notary Public

My commission expires: 4/29/2022

(Official Seal)

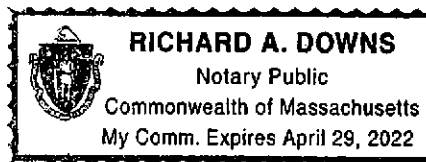


EXHIBIT A**Legal Description**

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

Tract 1A (Lot 1A):

Beginning at an existing iron pipe located in the westerly edge of the right-of-way of Meriwether Drive, said pipe being the easternmost corner of Lt 2A as shown on Plat of Survey recorded in Plat Book 132, Page 190, Durham County Registry and running thence along the line of said Lot 2A, Two (2) calls as follows: (1) South 88 degrees 35 minutes 16 seconds West 834.95 feet to an iron pipe; and (2) North 10 degrees 00 minutes 00 seconds West 700.00 feet to an iron pipe located in the southern edge of the right-of-way of Carver Street Extension; thence with said right-of-way Carver Street Extension North 39 degrees 42 minutes 51 seconds East 454.74 feet to an iron pipe; thence in a southeasterly directions, along a curve to the right, having a radius of 30.00 feet, an arc distance of 47.39 feet, and a chord bearing and distance of North 84 degrees 58 minutes 03 seconds East 42.61 feet to an Iron pipe located in the eastern edge of the right-of-way of Meriwether Drive; thence with said right-of- way of Meriwether Drive Two (2) calls as follows; (1) South 49 degrees 46 minutes 44 seconds East 319.79 feet and (2) in a southerly direction, along a curve to the right, having a radius of 1070.00 feet, an arc distance of 928.45 feet, 15 seconds East 899.60 feet to the point and place of beginning, containing 16.001 acres (696,986 Square Feet) and designated as Lot 1A on plat of survey entitled "Oxford Commons, Tract 1A. Boundary Survey, Durham Township, Durham County, North Carolina, date February 24, 1995, prepared by James W. Mulligan, Registered Land Surveyor, of the John R. McAdams Company, Inc., and being all of Lot 1A as shown on plat of survey recorded in Plat Book 132, Page 190, Durham County Registry.

This being the same parcel of land shown on that ALTA/ACSM Land Title Survey entitled Carver Pond Phase I by Jerry W. Davis, registered land surveyor of the John R. McAdams Company, Inc., dated July 10, 2007.

Property Description

Tract 2A (Lot 2A):

Being Lot 2A, containing 10.031 acres, Oxford Commons, as shown on that certain plat prepared by John R. McAdams Company, Inc., dated July 25, 1996, revised September 18, 1996 and recorded in Plat Book 136, Page 140, Durham County Registry.

This being the same parcel of land shown on that ALTA/ACSM Land Title Survey entitled Carver Pond Phase II by Jerry W. Davis, registered land surveyor of the John R. McAdams Company, Inc., dated July 10, 2007.

Together with easement rights pursuant to Declaration of Easements and Lake Maintenance Agreement for Oxford Commons Lake recorded in Book 2103, Page 532, and amended in First

Amendment to Declaration of Easements and Lake Maintenance Agreement for Oxford Commons Lake recorded in Book 2253, Page 52, Durham County Registry, North Carolina.

EXHIBIT B

Exceptions

1. Taxes or assessments for the year 2021 and subsequent years, not yet due and payable.
2. Easement to Duke Power recorded in Book 170, Page 671; Book 222, Page 305; Book 2361, Page 943; Book 223, Page 98, Durham County Registry [As to Tract 2A (Lot 2A)]
3. Terms, provisions, options, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in Declaration of Easements and Lake Maintenance Agreement for Oxford Commons Lake recorded in Book 2103, Page 532 and amended in First Amendment to Declaration of Easements and Lake Maintenance Agreement for Oxford Commons Lake recorded in Book 2253, Page 52 Durham County Registry.
4. Easement and Memorandum of Agreement to Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 2895, Page 209, Durham County Registry [As to Tract 1A (Lot 1A)].
5. Building restriction lines, easements and any other matters shown on that certain plat recorded in Plat Book 132, Page 190, Plat Book 136, Page 136 and Plat Book 136, Page 140 in the Durham County Registry including 50-foot buffer, sanitary sewer easements, drainage and access easement, and lake access and maintenance easements.
6. Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements as shown on the plat recorded at Plat Book 136, Page 136 and stated in Book 1510, Page 958.
7. Rights of parties in possession as tenants only, under unrecorded lease(s) or rental agreement(s).
8. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an accurate and complete survey of the Property.