

Return to:
 Von Crook
 First National Financial Title Services, LLC
 3301 Windy Ridge Parkway, Suite 300
 Atlanta, GA 30339
 770-916-4347- NC252206060V

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$58,400

Tax Lot No./Parcel Identifier No.: 0365269 / 0756073929

Mail after recording to: Kramer Levin Naftalis & Frankel LLP, 1177 Avenue of the Americas, New York, NY 10036, Attn: Seth Niedermayer, Esq.

This instrument was prepared by: Mayer Brown LLP, 1999 K Street NW, Washington, DC 20006, Attn: Victor V. Pham, Esq.

Brief Description For The Index:

4000 Paramount Parkway, Morrisville, Wake County, North Carolina
 27560

THIS DEED made as of July 20, 2022, by and between:

GRANTOR:	GRANTEE:
SVT Paramount Parkway, L.P., a Delaware limited partnership Address: c/o Starwood Capital Group 1255 23 rd Street NW, Suite 250 Washington, DC 20037 Attn: Jon Coldicott Rinaldi, Finkelstein & Franklin, LLC 591 West Putnam Avenue Greenwich, Connecticut 06830 Attn: James Raved	Alpha Z Raleigh Office 3, LLC, a Delaware limited liability company Address: c/o Zurich Alternative Asset Management, LLC 4 World Trade Center, 52 nd Floor New York, NY 10007 Attn: Roy Rosenbaum

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

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 Wake County Register of Deeds.

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15980, Page 1821, Office of the Wake County Register of Deeds.

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 improvements thereon 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, subject to all matters of record.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the date first above written.

[Signature Page Follows]

EXHIBIT A

LEGAL DESCRIPTION

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

Parcel 1:

A 19.887 acre parcel of land located in Wake County, North Carolina, as shown on that certain plat entitled "Recombination Plat for Duke Realty Limited Partnership" prepared by Advances Civil Design, dated January 11, 2008, recorded in Book of Maps 2008, pages 115 and 116, Register of Deeds of Wake County, North Carolina.

LESS AND EXCEPT that portion of the property recombined into Lot 5 as shown on plat recorded in Book of Maps 2014, page 317, Wake County Registry.

FURTHER LESS AND EXCEPT that portion of subject property dedicated as a public right of way in Book of Maps 2020, pages 657 and 658, Wake County Registry.

Parcel 2:

Together with any benefitting easements created by Declaration of Protective Covenants, Conditions, Restrictions, Reservation and Easements for Perimeter Park - Phase II recorded in Book 11448, page 815, as amended, Wake County Registry.

Parcel 3:

Together with any benefitting easements created by Easement Agreement recorded in Book 12920, page 1935, Wake County Registry.