

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2019 Mar 20 03:17 PM NC Rev Stamp: \$ 98550.00  
 Book: 8615 Page: 958 Fee: \$ 26.00  
 Instrument Number: 2019008465  
 DEED

*(Above Reserved for Recording)*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax \$ 98,550.00

Parcel Identifier No. 0800-02-66-1814

Mail after recording to:

**Erin Hewitt**  
**Burr & Forman LLP**  
 171 17th Street NW, Suite 1100  
 Atlanta, Georgia 30363

This instrument was prepared by:

Matthew W. Barnes, Esq.  
 Burr & Forman LLP  
 420 North 20th Street, Suite 1600  
 Birmingham, Alabama 35203

(without title examination)

Brief description for the index: Century Trinity Estates

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of this 20th day of March, 2019 by and between

GRANTOR	GRANTEE
CENTENNIAL ADDINGTON FARMS, LLC a Delaware limited liability company c/o Centennial Holding Company, LLC 3348 Peachtree Road NE, Suite 1000 Atlanta, Georgia 30326	SPYGLASS – DURHAM, LLC a Delaware limited liability company c/o Spyglass Capital Partners, LLC 48 Everett Road Demarcest, New Jersey 07627

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 those certain lots or parcels of land situated in the Durham County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporate herein by reference.

The property herein conveyed is not the primary residence of the Grantor.

No title search was conducted by the deed preparer and no title opinion is being rendered by the deed preparer.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 7187 at Page 501 in the Durham County, North Carolina, Register of Deeds office (the "Registry").

A map showing the above described property is recorded in Plat Book 154, Page 310, in the Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the 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, except for the exceptions hereinafter stated on **Exhibit B**.

*[Remainder of page left intentionally blank]*

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be signed under seal in its name by its duly authorized officers the day and year first above written.

GRANTOR:

**CENTENNIAL ADDINGTON FARMS, LLC**, a Delaware limited liability company

By: Centennial Real Estate Fund III, LP, a Delaware limited partnership, its Manager

By: Centennial Real Estate III GP, LLC, a Delaware limited liability company, its General Partner

By: Centennial Holding Company, LLC, a Georgia limited liability company, its Manager/Member

By: *C. Read Morton, Jr.*  
Name: C. Read Morton, Jr.  
Title: Executive Vice President

Dated: March 20th, 2019

STATE OF Georgia )  
COUNTY OF Fulton )

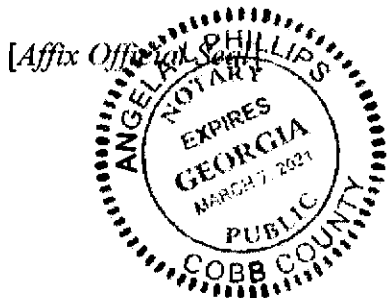
I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: C. Read Morton the Executive Vice President of Centennial Holding Company, LLC, the Manager of Centennial Real Estate III GP, LLC, the General Partner of Centennial Real Estate Fund III, LP, the Manager of Centennial Addington Farms, LLC.

Date: 3-14-19

*Angela L Phillips*  
Notary Public

Print Name: Angela L. Phillips

My commission expires: 3-7-21



**EXHIBIT A**

*Legal Description*

Lying in Triangle Township, Durham County, North Carolina and more particularly described as follows:

All of Lot 1, containing 33.363 acres, as shown on plat dated October 30, 2001 by Triangle Surveyors and recorded in Plat Book 154, Page 310, Durham County Registry.

**EXHIBIT B***Permitted Exceptions*

1. Taxes and assessments for the year 2019 and subsequent years, a lien, not yet due and payable.
2. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases.
3. Easement contained in Perpetual Easement Agreement by and between Legacy Meadows Limited Partnership, a Texas limited partnership and GTE South Incorporated, a Virginia corporation as recorded May 23, 2001 in Book 3091, Page 826 of the Durham County Registry, reference being made to the records thereof for the full particulars.
4. Easement unto Duke Energy Corporation (formerly Duke Power Company) as recorded August 3, 2000 in Book 2884, Page 960 of the Durham County Registry, reference being made to the records thereof for the full particulars.
5. Grant of Easement for septic drain lines to Paul W. Murray and Jane H. Murray as recorded September 23, 1999 in Book 2713, Page 93 of the Durham County Registry, reference being made to the records thereof for the full particulars.
6. 25' undisturbed stream buffer shown on those Plats recorded July 27, 1999 in Plat Book 144, Page 29 and recorded January 31, 2002 in Plat Book 154, Page 310, all of the Durham County Registry, reference being made to the records thereof for the full particulars.
7. Greenway Easement granted in Declaration of Rights and Privileges of the City of Durham in Certain Greenway Easements as recorded June 26, 1989 in Book 1503, Page 898 of the Durham County Registry, reference being made to the records thereof for the full particulars.
8. Easement to construct, maintain and inspect facilities used by the public, including sidewalks, utilities, stormwater, landscaping, signals and signs, granted to the City of Durham contained in Declaration of Rights and Privileges of the City of Durham in Public Street Easements as recorded August 14, 1997 in Book 2350, Page 938 of the Durham County Registry, reference being made to the records thereof for the full particulars.
9. Easement and Memorandum of Agreement to Time Warner Entertainment - Advance/Newhouse Partnership, d/b/a Time Warner Cable through its East Region as recorded June 21, 2010 in Book 6501, Page 852 of the Durham County Registry, reference being made to the records thereof for the full particulars.

10. Any fact, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ASCM survey made by Triangle Surveyors on February 4, 2013, designated Job Number 98151.15:  
No survey matters.