

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County NC  
2016 JUN 30 02:32:16 PM  
BK:7966 PG:40-43  
DEED  
FEE:\$26.00  
EXCISE TAX:\$10,700.00  
INSTRUMENT # 2016021603  
JTABRON



### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 10,700.00

Parcel Identifier No. 137089 & 137090 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lots 1 and 2 BB&T Plaza

THIS DEED made this 22nd day of June, 2016, by and between

GRANTOR	GRANTEE
TICON, INC, a North Carolina corporation	4011 UNIVERSITY HOLDINGS LLC a North Carolina limited liability company
Address: 5836 Fayetteville Rd., Ste. 203 Durham, NC 27713	Mailing Address: 1205 Dorleath Court Raleigh, NC 27614
	Property Address: 4011 & 4015 University Dr. Durham, NC 27707

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

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2068, Page 479.

A map showing the above described property is recorded in Plat Book 118, Page 109.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record. See attached Exhibit B

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

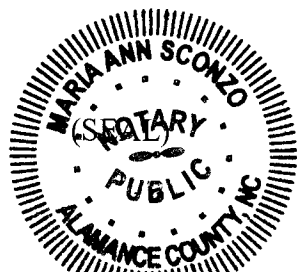
TICON, INC,  
a North Carolina corporation

By: [Signature]  
W. Jack McGhee, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **W. Jack McGhee as President of Ticon, Inc., a North Carolina corporation** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29<sup>th</sup> day of June, 2016.



Sign: [Signature]  
Print: MARIA ANN SCANZO - Notary Public

My Commission Expires: 6/2/2018

## EXHIBIT A

**PARCEL 1:** BEING all of Tract 1 as shown on the plat entitled "Property of Ticon, Inc." by Jerry L. Hunt, dated 20 March 1995, updated April 28, 1995, and more particularly described as follows: BEGINNING on an iron located on the southern side of University Drive at the northwest corner of the property owned now or formerly by N.C.N.B. Bank, and running thence with western line of N.C.N.B. Bank South  $3^{\circ} 44' 46''$  West 190.52 feet to an iron. Thence with the southern line of N.C.N.B. Bank South  $60^{\circ} 47' 50''$  East 12.0 feet to an iron. Thence with the northern and eastern lines of Tract 2 the following eleven courses: 1) South  $29^{\circ} 12' 10''$  West 30.00 feet to an iron, 2) South  $75^{\circ} 51' 48''$  West 53.13 feet to an iron, 3) South  $24^{\circ} 22' 59''$  West 66.11 feet to an iron, 4) South  $88^{\circ} 58' 53''$  West 84.00 feet to an iron, 5) South  $43^{\circ} 58' 53''$  West 12.00 feet to an iron, 6) South  $88^{\circ} 58' 53''$  West 28.0 feet to an iron, 7) North  $11^{\circ} 39' 37''$  West 67.14 feet to an iron, 8) South  $88^{\circ} 58' 53''$  W 20.0 feet to an iron, 9) North  $8^{\circ} 32' 50''$  West 82.49 feet to an iron, 10) North  $22^{\circ} 26' 06''$  West 57.21 feet to an iron, and 11) North  $22^{\circ} 54' 42''$  West 33.75 feet to an iron on the southern side of University Drive. Thence with the southern side of University Drive along a clockwise curve having a radius of 1458.65 feet, an arc distance of 270.71 feet (chord bearing of North  $75^{\circ} 12' 26''$  East, and chord distance of 270.52 feet) to an iron. Thence continuing with the southern side of University Drive North  $80^{\circ} 20' 29''$  East 35.5 feet to the BEGINNING. Containing 1.4385 acres.

**PARCEL 2:** BEING all of Tract 2 as shown on the plat entitled "Property of Ticon, Inc." by Jerry L. Hunt, dated 20 March 1995, updated April 28, 1995, and more particularly described as follows: BEGINNING on an iron on the western side of Shannon Road at the southernmost corner of the property owned now or formerly by N.C.N.B. Bank, and running thence with the southern line of N.C.N.B. Bank North  $62^{\circ} 35' 21''$  West 10.41 feet to an iron. Thence continuing with the southern line of N.C.N.B. Bank North  $60^{\circ} 47' 50''$  West 107.97 feet to an iron at the southeast corner of Tract 1. Thence with the southern and western lines of Tract 1 the following eleven courses: 1) South  $29^{\circ} 12' 10''$  West 30.00 feet to an iron, 2) South  $75^{\circ} 51' 48''$  West 53.13 feet to an iron, 3) South  $24^{\circ} 22' 59''$  West 66.11 feet to an iron, 4) South  $88^{\circ} 58' 53''$  West 84.00 feet to an iron, 5) South  $43^{\circ} 58' 53''$  West 12.00 feet to an iron, 6) South  $88^{\circ} 58' 53''$  West 28.0 feet to an iron, 7) North  $11^{\circ} 39' 37''$  West 67.14 feet to an iron, 8) South  $88^{\circ} 58' 53''$  W 20.0 feet to an iron, 9) North  $8^{\circ} 32' 50''$  West 82.49 feet to an iron, 10) North  $22^{\circ} 26' 06''$  West 57.21 feet to an iron, and 11) North  $22^{\circ} 54' 42''$  West 33.75 feet to an iron on the southern side of University Drive. Thence with the southern side of University Drive along a counterclockwise curve having a radius of 1485.65 feet, an arc distance of 155.46 feet (chord bearing South  $66^{\circ} 05' 08''$  West and chord distance 155.39 feet) to an iron. Thence leaving University Drive and running South  $15^{\circ} 02' 38''$  East 160.70 feet to an iron. Thence South  $25^{\circ} 17' 44''$  East 183.80 feet to an iron. Thence South  $69^{\circ} 59' 36''$  East 99.85 feet to an iron. Thence North  $89^{\circ} 03' 39''$  East 194.00 feet to an iron on the western side of Shannon Road. Thence with the western side of Shannon Road North  $29^{\circ} 08' 02''$  East 271.25 feet to the BEGINNING. Containing 2.6754 acres.

Parcel 1 and Parcel 2 are also the same property conveyed to Ticon, Inc. by Quitclaim Deed recorded in Book 2068, Page 479, Durham County Registry, on March 23, 1995.

## **EXHIBIT B**

### **Exceptions**

License Agreement recorded in Book 435, Page 371, Durham County Registry.

Right-of-way to Public Service Company recorded in Book 1582, Page 293, Durham County Registry.

Easement to GTE South recorded in Book 1582, Page 243, Durham County Registry.

Easements to Duke Power Company recorded in Book 199, Page 539; Book 244, Page 682 and Book 1503, Page 881, Durham County Registry.

Right-of-way to State Highway Commission recorded in Book 311, Page 21, Durham County Registry.

Rights-of-way for utility lines crossing subject property and serving other property, as shown on survey entitled "Property of Ticon, Inc.", by Jerry L. Hunt, RLS, dated March 20, 1995 and updated April 28, 1995.

Encroachment of the dumpster site located on subject property upon property adjoining on the south, as shown on the survey entitled "Property of Ticon, Inc.", by Jerry L. Hunt, RLS, dated March 20, 1995 and updated April 28, 1995.

Lease to Branch Banking and Trust Company, with Memorandum of Lease recorded in Book 1541, page 263, Durham County Registry.