

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jul 26 03:27 PM**  
**Book: 9407 Page: 829**  
NC Rev Stamp: \$ 15200.00 Fee: \$ 26.00  
Instrument Number: 2021037635  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$15,200.00  
PIN: 137089 and 137090

After recording return to: Joe Kesler of Hervey & Hervey, P.A. (1151 Executive Circle, Suite 102, Cary, North Carolina 27511)

This instrument was prepared by: Alison R. Cayton of Manning, Fulton & Skinner, P.A.

Brief description for the Index: Lots 1 and 2 of BB&T Plaza (4011 & 4015 University Dr)

THIS DEED is made as of the 23<sup>rd</sup> day of July, 2021, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<b>4011 University Holdings LLC, a</b> North Carolina limited liability company	<b>Bull City Plaza, L.L.C., a</b> North Carolina limited liability company
1205 Dorleath Court Raleigh, NC 27614	114 E Jones St. Fuquay-Varina, NC 27526

The property conveyed by this instrument does not include the primary residence of Grantor.

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 of that certain lot, or parcel of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows (the "**Property**"):

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

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7966, Page 40, Durham County Registry.

A map showing the Property is recorded in Plat Book 118, Page 109, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 claiming by, under, or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2021 and subsequent years.
2. Easement(s) to Duke Power Company recorded in Book 199, Page 539; Book 244, Page 682; and Book 1503, Page 881.
3. License Agreement recorded in Book 435, Page 371.
4. Declaration recorded in Book 1467, Page 6 and the Amendment recorded in Book 1469, Page 769
5. Right of Way granted to the State Highway Commission recorded in Book 311, Page 21.
6. Easement(s) to GTE South Incorporated recorded in Book 1582, Page 243.
7. Right of Way granted to the Public Service Company recorded in Book 1582, Page 293.
8. Memorandum of Lease to Branch Banking and Trust Company recorded in Book 1541, Page 263.
9. Memorandum of Lease to Kennon Craver, PLLC recorded in Book 1582, Page 293.
10. Matters that would be affected by a current, accurate survey.

[Remainder of page left intentionally blank; signatures and acknowledgments follow.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

**GRANTOR:**

4011 University Holdings LLC,  
a North Carolina limited liability company

By: *Otto J. Kumbar*  
Otto J. Kumbar, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Otto J. Kumbar.

Date: July 23, 2021

Notary Public: *Meghan Burns*

Printed Name: Meghan Burns

My Commission Expires 3/4/23

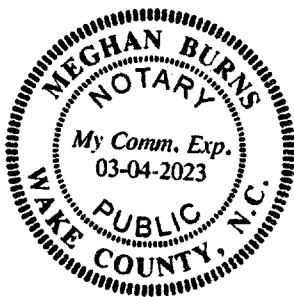


Exhibit A  
Property Description

Tract one:

BEING ALL OF TRACT 1 AS SHOWN ON THE PLAT ENTITLED "PROPERTY OF TICON, INC.," BY JERRY L. HUNT, DATED 20 MARCH 1995, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON LOCATED ON THE SOUTHERN SIDE OF UNIVERSITY DRIVE AT THE NORTHWEST CORNER OF THE PROPERTY OWNED NOW OR FORMERLY BY NATIONSBANK, AND RUNNING THENCE WITH WESTERN LINE OF NATIONSBANK SOUTH 3° 44' 46" WEST 190.52 FEET TO AN IRON. THENCE WITH THE SOUTHERN LINE OF NATIONSBANK SOUTH 60° 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° 12' 10" WEST 30.00 FEET TO AN IRON, 2) SOUTH 75° 51' 48" WEST 53.13 FEET TO AN IRON, 3) SOUTH 24° 22' 59" WEST 66.11 FEET TO AN IRON, 4) SOUTH 88° 58' 53" WEST 84.00 FEET TO AN IRON, 5) SOUTH 43° 58' 53" WEST 12.00 FEET TO AN IRON, 6) SOUTH 88° 58' 53"

WEST 28.0 FEET TO AN IRON, 7) NORTH 11° 39' 37" WEST 67.14 FEET TO AN IRON, 8) SOUTH 88° 58' 53" WEST 20.0 FEET TO AN IRON, 9) NORTH 8° 32' 50" WEST 82.49 FEET TO AN IRON, 10) NORTH 22° 26' 06" WEST 57.21 FEET TO AN IRON, AND 11) NORTH 22° 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° 12' 26" EAST, AND CHORD DISTANCE OF 270.52 FEET) TO AN IRON. THENCE CONTINUING WITH THE SOUTHERN SIDE OF UNIVERSITY DRIVE NORTH 80° 20' 29" EAST 35.5 FEET TO THE BEGINNING. CONTAINING 1.4385 ACRES.

AND BEING THE SAME PROPERTY AS DESCRIBED BELOW:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: BEING ALL OF TRACT 1 AS SHOWN ON THE PLAT ENTITLED "4011 UNIVERSITY HOLDINGS, LLC.," BY TURNING POINTS SURVEYING, PLLC, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON LOCATED ON THE SOUTHERN SIDE OF UNIVERSITY DRIVE AT THE NORTHWEST CORNER OF THE PROPERTY KNOWN AS BB&T PLAZA ALSO HAVING N.C.G.S. COORDINATES OF N=806,426.57 E=2,013,059.57, RUNNING THENCE WITH WESTERN LINE OF BB&T PLAZA S00-04-15W 189.99 FEET TO AN IRON. THENCE WITH THE SOUTHERN LINE OF BB&T PLAZA S64-28-21E 12.55 FEET TO AN IRON. THENCE WITH THE NORTHERN AND EASTERN LINES OF TRACT 2 THE FOLLOWING ELEVEN COURSES: 1) S25-31-39W 30.00 FEET TO AN IRON, 2) S72-11-17W 53.13 FEET TO AN IRON, 3) S20-42-28W 66.11 FEET TO AN IRON, 4) S85-18-22W 84.00 FEET TO AN IRON, 5) S40-18-22W 12.00 FEET TO AN IRON, 6) S85-18-22W 28.00 FEET TO AN IRON, 7) N15-20-08W 67.14 FEET TO AN IRON, 8) S85-18-22W 20.00 FEET TO AN IRON, 9) N12-13-21W 82.49 FEET TO AN IRON, 10) N26-06-37W 57.21 FEET TO AN IRON, AND 11) N28-37-37W 32.52 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 N71-16-09E, AND CHORD DISTANCE OF 270.91 FEET) TO AN IRON. THENCE CONTINUING WITH THE SOUTHERN SIDE OF UNIVERSITY DRIVE N76-34-56E 35.50 FEET TO THE BEGINNING. CONTAINING 62,373 SQ. FT., 1.43 ACRES.

## Tract two:

BEING ALL OF TRACT 2 AS SHOWN ON THE PLAT ENTITLED "PROPERTY OF TICON, INC.", BY JERRY L. HUNT, DATED 20 MARCH 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 NATIONSBANK, AND RUNNING THENCE WITH THE SOUTHERN LINE OF NATIONSBANK NORTH 62° 35' 21" WEST 10.41 FEET TO AN IRON. THENCE CONTINUING WITH THE SOUTHERN LINE OF NATIONSBANK NORTH 60° 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° 12' 10" WEST 30.00 FEET TO AN IRON, 2) SOUTH 75° 51' 48" WEST 53.13 FEET TO AN IRON, 3) SOUTH 24° 22' 59" WEST 66.11 FEET TO AN IRON, 4) SOUTH 88° 58' 53" WEST 84.00 FEET TO AN IRON, 5) SOUTH 43° 58' 53" WEST 12.00

FEET TO AN IRON, 6) SOUTH 88° 58' 53" WEST 28.0 FEET TO AN IRON, 7) NORTH 11° 39' 37" WEST 67.14 FEET TO AN IRON, 8) SOUTH 88° 58' 53" W 20.0 FEET TO AN IRON, 9) NORTH 8° 32' 50" WEST 82.49 FEET TO AN IRON, 10) NORTH 22° 26' 06" WEST 57.21 FEET TO AN IRON, AND 11) NORTH 22° 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° 05' 08" WEST AND CHORD DISTANCE 155.39 FEET) TO AN IRON. THENCE LEAVING UNIVERSITY DRIVE AND RUNNING SOUTH 15° 02' 38" EAST 160.70 FEET TO AN IRON. THENCE SOUTH 25° 17' 44" EAST 183.80 FEET TO AN IRON. THENCE SOUTH 69° 59' 36" EAST 99.85 FEET TO AN IRON. THENCE NORTH 89° 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° 08' 02" EAST 271.25 FEET TO THE BEGINNING. CONTAINING 2.6754 ACRES.

AND ALSO BEING THE SAME PROPERTY AS DESCRIBED BELOW:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2: BEING ALL OF TRACT 2 AS SHOWN ON THE PLAT ENTITLED "4011 UNIVERSITY HOLDINGS, LLC.," BY TURNING POINTS SURVEYING, PLLC, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON AN IRON ON THE WESTERN SIDE OF SHANNON ROAD AT THE SOUTHERNMOST CORNER OF THE PROPERTY KNOWN AS BB&T PLAZA ALSO HAVING N.C.G.S. COORDINATES OF N=806,180.33 E=2,013,177.14 RUNNING THENCE WITH THE SOUTHERN LINE OF BB&T PLAZA N64-32-33W 10.02 FEET TO AN IRON. THENCE CONTINUING WITH THE SOUTHERN LINE OF BB&T PLAZA N64-28-21W 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) S25-31-39W 30.00 FEET TO AN IRON, 2) S72-11-17W 53.13 FEET TO AN IRON, 3) S20-42-28W 66.11 FEET TO AN IRON, 4) S85-18-22W 84.00 FEET TO AN IRON, 5) S40-18-22W 12.00 FEET TO AN IRON, 6) S85-18-22W 28.00 FEET TO AN IRON, 7) N15-20-08W 67.14 FEET TO AN IRON, 8) S85-18-22W 20.00 FEET TO AN IRON, 9) N12-13-21W 82.49 FEET TO AN IRON, 10) N26-06-37W 57.21 FEET TO AN IRON, AND 11) N28-37-37W 32.52 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 S62-53-00W AND CHORD DISTANCE OF 154.41 FEET) TO AN IRON. THENCE LEAVING UNIVERSITY DRIVE AND RUNNING S18-47-53E 160.70 FEET TO AN IRON. THENCE S28-50-10E 183.75 FEET TO AN IRON. THENCE S73-31-57E 99.73 FEET TO AN IRON. THENCE N85-18-22E 194.00 FEET TO AN IRON ON THE WESTERN SIDE OF SHANNON ROAD. THENCE WITH THE WESTERN SIDE OF SHANNON ROAD N25-28-58E 271.25 FEET TO THE BEGINNING. CONTAINING 116,418 SQ. FT., 2.67 ACRES.