

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Oct 27 03:38 PM**  
**Book: 9510 Page: 282**  
NC Rev Stamp: \$ 33500.00 Fee: \$ 26.00  
Instrument Number: 2021055054  
DEED

Excise Tax: \$33,500.00

PIN: 0748-02-56-0573

Prepared by: J. Kemp Sherron III, P.A., (J. Kemp Sherron III, Esq.) (without title examination)

Return to: Grantee

Brief Description for the Index

11.404 acres, 4018 Patriot Drive, Durham, NC

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of this 22<sup>nd</sup> day of October, 2021, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>A &amp; G/Patriot Drive, LLC</b>, a North Carolina limited liability company</p> <p>with a mailing address of: c/o Atlantic Investment Management, LLC 4104 Atlantic Avenue, Ste 140 Raleigh, NC 27604</p>	<p><b>Alidade OPC, LLC</b>, a North Carolina limited liability company</p> <p>with a mailing address of: 40900 Woodward Ave., Suite 250 Bloomfield Hills, MI 48304</p>

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 (the "Property") situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instruments recorded in Book 8031, Page 220 and in Book 8031, Page 224, Durham County Registry.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

115.10 Nivison - Patriot - Special Warranty Deed v2  
Submitted electronically by "First American Title Insurance Company - NCS Troy"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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

Title to the Property hereinabove described is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

**[Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

A & G/Patriot Drive, LLC, a North Carolina limited liability company

By: [Signature]  
Name: A.E. Nivison  
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: A.E. Nivison

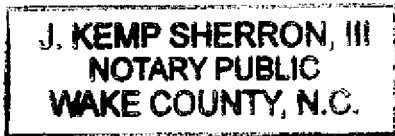
This the 22<sup>nd</sup> day of October, 2021.

My Commission Expires:

October 19, 2025

[Signature]  
Notary Public  
Print Name: J. Kemp Sherron III

[Affix Notary Stamp or Seal]



**EXHIBIT A**

**Legal Description**

BEGINNING AT AN IRON LOCATED IN THE SOUTHERN EDGE OF THE 84 FOOT RIGHT OF WAY OF A ROAD SHOWN ON THE RECORDED MAP REFERRED TO BELOW (WHICH ROAD IS NOW KNOWN AS PATRIOT ROAD), SAID IRON BEING LOCATED SOUTH 83 DEGREES 34 MINUTES 33 SECONDS EAST 409.07 FEET (MEASURED ALONG SAID RIGHT OF WAY) FROM THE POINT OF INTERSECTION OF SAID RIGHT OF WAY WITH THE EASTERN EDGE OF THE RIGHT OF WAY OF NORTH CAROLINA SECONDARY ROAD NO. 1959; THENCE WITH THE SOUTHERN EDGE OF THE RIGHT OF WAY OF SAID 84 FOOT WIDE ROAD SOUTH 83 DEGREES 34 MINUTES 33 SECONDS EAST 925 FEET TO AN IRON IN THE WESTERN PROPERTY LINE OF DICKERSON, INC.; THENCE WITH THE WESTERN PROPERTY LINE OF DICKERSON, INC. SOUTH 06 DEGREES 56 MINUTES 58 SECONDS WEST 546.64 FEET TO AN IRON, THE NORTHEAST CORNER OF WAYNE CAWLEY; THENCE WITH THE NORTHERN PROPERTY LINE OF WAYNE CAWLEY NORTH 82 DEGREES 33 MINUTES 31 SECONDS WEST 920.13 FEET TO AN IRON, THE SOUTHEAST CORNER OF THE 5.477 ACRE TRACT SHOWN ON THE MAP REFERRED TO BELOW; THENCE WITH THE EASTERN PROPERTY LINE OF THE 5.477 ACRE TRACT NORTH 06 DEGREES 25 MINUTES 27 SECONDS EAST 530.28 FEET TO AN IRON, THE POINT OF BEGINNING, CONTAINING 11.404 ACRES ACCORDING TO MAP ENTITLED "SUBDIVISION PLAN FOR PARK CENTER INDUSTRIAL PARK, TRIANGLE TWP., DURHAM CO." DATED MAY 6, 1982, PREPARED BY F. DONALD LAWRENCE AND ASSOCIATES, P.A. AND RECORDED IN BOOK OF MAPS 101, PAGE 17, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA. BEING THE SAME LAND CONVEYED TO PARK CENTER ASSOCIATES BY DICKERSON, INC. BY DEED RECORDED IN BOOK 1083, PAGE 353, DURHAM COUNTY REGISTRY.

**EXHIBIT B**

**Permitted Title Exceptions**

1. Real property taxes for the year 2022, and all subsequent years, which are not yet due and payable.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Conditions, Covenants, Restrictions and Reservations for Park Center Industrial Park, recorded in Book 1083, Page 124; amended in Book 1091, Page 456; terminated in Book 1095, Page 391, Durham County Registry.
3. Right(s) of way to Duke Power Company, its successors and assigns recorded in Book 1094, Page 69, Durham County Registry.
4. Right of Way Agreement to Duke Energy Carolinas, LLC, and its successors and assigns recorded in Book 6922, Page 291, Durham County Registry.
5. Agreement by and among The Mutual Benefit Life Insurance Company, a New Jersey corporation, Park Center Associates, a North Carolina joint venture composed of Parker Property Corporation, a North Carolina corporation and Westminster Company, a North Carolina corporation, recorded in Book 1165, Page 207, Durham County Registry.
6. Stormwater Facility Agreement including Covenants by and between Property Reserve, Inc., a Utah nonprofit corporation and the City of Durham, a North Carolina municipal corporation, recorded in Book 7455, Page 962; and supplemented in Book 8540, Page 858, Durham County Registry.
7. Deed(s) containing easement(s) to the County of Durham, a political subdivision of the State of North Carolina recorded in Book 382, Page 793, Durham County Registry.
8. Easements for sanitary sewer as shown on plat recorded in Plat Book 70, Page 59; Plat Book 89, Page 57; Plat Book 101, Page 17; and Plat Book 204, Pages 11-12, Durham County Registry.
9. Mineral Rights reserved in Deed(s) (including restrictions therein) recorded in Book 8031, Page 220-223 and Book 8031, Page 224-227, Durham County Registry.
10. Rights of tenants as tenants only under unrecorded leases with no options to purchase or rights of first refusal as set forth on the rent roll provided by Grantor to Grantee on or about the date hereof.
11. All facts, rights, interests or claims that may exist or arise by reason of matters disclosed by an ALTA/NSPS survey made by Jonathan F. Murphy, PLS No. L-4832, Jonathan Murphy Professional Land Surveying, dated October 15, 2021.