


FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 SEP 28 04:38:18 PM  
 BK:8031 PG:220-223  
 DEED  
 FEE:\$26.00  
 EXCISE TAX:\$15,600.00  
 INSTRUMENT # 2016033629  
 APRILJ



2016033629

Page \_\_\_\_\_ Recording Time, Book and

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$15,600.00

PIN 0748-02-56-2554

Mail/Return to: ITAC 364, LLC, a North Carolina limited liability company, c/o Investors Title Accommodation Corporation, 308 W. Rosemary Street, Chapel Hill, NC 27516

Prepared by: Kirton McConkie 50 E. South Temple, Salt Lake City, Utah 84111

Brief description for the Index: Approximately 11.404 acres located in Durham County, North Carolina known as 4018 Patriot Drive, Durham, North Carolina 27703.

THIS DEED made this 28<sup>th</sup> day of September 2016, by and between

GRANTOR	GRANTEE
PROPERTY RESERVE, INC., a Utah non-profit corporation Attn: Carl Duke 51 South Main Street, Suite 301 Salt Lake City, UT 84111-7502	ITAC 364, LLC, a North Carolina limited liability company c/o Investors Title Accommodation Corporation 308 W. Rosemary Street Chapel Hill, NC 27516

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency 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 real property located in Durham County, North Carolina, and more particularly described as follows (the "Real Property"):

**SEE EXHIBIT A ATTACHED HERETO  
 AND INCORPORATED HEREIN BY REFERENCE**

TO HAVE AND TO HOLD, the Real 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, subject to: (i) easements, covenants, restrictions, reservations and other matters of record, and taxes for the year 2016 and thereafter; (ii) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) any state of facts that an accurate and complete ALTA/ACSM survey (with all Table A items) and physical inspection of the Real Property might disclose.

All or a portion of the Real Property \_\_\_ includes or X does not include the primary residence of a Grantor.

GRANTOR SPECIFICALLY RESERVES, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Grantor cannot exercise the mineral rights from the surface of the Real Property described on Exhibit A or in the upper five hundred (500) feet of the subsurface or engage in hydraulic fracturing or engage in any activity that will materially weaken the stability of the property.

The Real Property was acquired by Grantor by instrument recorded in Book 3496 Page 817-821, Durham County Registry.

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

PROPERTY RESERVE, INC.,  
a Utah non-profit corporation

By: [Signature]  
Name: Mark B. Gibbons  
Title: President

CO

(CORPORATE SEAL)

STATE OF UTAH:

COUNTY OF SALT LAKE:

I, Sarahi Soperanez, a Notary Public of Salt Lake County and State of Utah, certify that Mark B. Gibbons being personally known to me, came before me this day and acknowledged that he/she is the president of **PROPERTY RESERVE, INC.**, a Utah non-profit corporation, and that he/she, as president of said corporation, being authorized to do so, voluntarily executed the foregoing on behalf of said corporation for the purposes stated therein.

WITNESS my hand and official stamp or seal, this the 9th day of September 2016.



[Signature]  
Notary Public  
My Commission Expires: 4/22/2020

(Notary Seal)

EXHIBIT A

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.

4832-8556-0120, v. 1

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