

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 JUL 29 09:25:20 AM  
BK:7755 PG:318-323  
DEED  
FEE: \$26.00  
EXCISE TAX: \$1,614.00  
INSTRUMENT # 2015024853  
SCEARNEL



Excise Tax \$1614.00

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

Parcel Identifier No. 0748-01-48-7686; Tax Parcel ID. 157296 Verified by Durham County on the \_\_\_\_ day of July, 2015, by:

Mail after recording to: Chicago Title Insurance Company  
421 Fayetteville Street, Suite 1116  
Raleigh, North Carolina 27601  
Attention: Kimberly H. Laney

This instrument was prepared by: Shor Law Firm, PLLC, 6000 Fairview Road, Suite 1200, Charlotte, NC28210

Brief description for the Index: Approx. 17.1475 Acres, Triangle Township, Durham County, North Carolina

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS DEED** to be effective as of the 29th day of July, 2015, by and between

| GRANTOR  | GRANTEE  |
|--|--|
| <p><b>TRIANGLE PARK (RALEIGH) PIP LIMITED PARTNERSHIP</b>, a North Carolina limited partnership</p> <p>Address: 923 N. Pennsylvania Avenue<br/>Winter Park, FL 32789</p> | <p><b>Scannell Properties #230, LLC</b>, an Indiana limited liability company</p> <p>Address: 800 East 96th Street<br/>Suite 175<br/>Indianapolis, Indiana 46240</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 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 Triangle Township, Durham County, North Carolina, and more particularly described as follows:

SEE **Exhibit A** attached hereto and incorporated herein by reference (the “**Property**”).

The Property herein described was acquired by Grantor by instrument recorded in **Book 2150**, at **Page 871**, Durham County Register of Deeds.

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

**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, subject to all matters shown on **Exhibit B** attached hereto and incorporated herein by reference, 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.

Title to the Property herein described is conveyed subject to all matters shown on **Exhibit B** attached hereto and incorporated herein by reference.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its partnership name by its duly authorized general partner, the day and year first above written.

**TRIANGLE PARK (RALEIGH) PIP LIMITED PARTNERSHIP**, a North Carolina limited partnership

By: Avanti Capital Associates, a Florida joint venture, successor by name change to Avanti Properties Group, J.V., a Florida joint venture, as sole general partner

By: Avanti Management Partners, J.V., a Florida joint venture, as sole managing venturer

By: Avanti Management Corporation, a Florida corporation, as sole managing venturer

By: [Signature]  
Marvin M. Shapiro, President

**STATE OF FLORIDA  
COUNTY OF ORANGE**

I certify that Marvin M. Shapiro, President of Avanti Management Corporation, a Florida corporation, acting in its capacity as the sole managing venturer of Avanti Management Partners, J.V., a Florida joint venture, which in turn is the sole managing venturer of Avanti Capital Associates, a Florida joint venture, successor by name change to Avanti Properties Group, J.V., a Florida joint venture, which in turn is the sole general partner of **TRIANGLE PARK (RALEIGH) PIP LIMITED PARTNERSHIP**, a North Carolina limited partnership, on behalf of said corporation and partnership, personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s); or
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a \_\_\_\_\_; or
- A credible witness has sworn to the identity of the principal(s),

acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: July 17, 2015

[Signature]  
Karen Casteel, Notary Public

(Official Seal)



KAREN CASTEEL  
MY COMMISSION # FF 117180  
EXPIRES: May 2, 2018  
Bonded Thru Budget Notary Services

My commission expires:

5/2/2018

EXHIBIT ALEGAL DESCRIPTION OF THE PROPERTY

**BEGINNING** at an existing iron pin located in the eastern right-of-way line of Miami Boulevard (100 foot right-of-way), and having N.C. Grid Coordinates of N=788096.2970 and E=2044424.7721, and running thence with the eastern right-of-way line of Miami Boulevard along a curve to the left, having a radius of 1687.02 feet, an arc distance of 311.72 feet, and chord bearing and distance of North 02 degrees 19 minutes 29 seconds East 311.28 feet to a new iron pin; thence North 02 degrees 58 minutes 07 seconds West 302.02 feet to a new iron pipe; thence along a curve to the right, having a radius of 1382.40 feet, an arc distance of 438.12 feet, and a chord bearing and distance of North 06 degrees 06 minutes 38 seconds East 436.29 feet to a point; thence along a curve to the right, having a radius of 30.00 feet, an arc distance of 47.46 feet, and a chord bearing and distance of North 60 degrees 30 minutes 37 seconds East 42.66 feet to a point in the southern right-of-way line of Stirrup Creek Drive (60 foot right-of-way); thence along the southern right-of-way line of Stirrup Creek Drive the following two calls: (1) South 74 degrees 10 minutes 11 seconds East 134.95 feet to a point; and (2) South 67 degrees 15 minutes 30 seconds East 639.44 feet to an existing iron pin; thence, leaving the southern right-of-way line of Stirrup Creek Drive, South 01 degrees 49 minutes 16 seconds West 808.61 feet to an existing iron pin; thence along land now or formerly of General Electric Company North 88 degrees 10 minutes 08 seconds West 774.82 feet to the point and place of **BEGINNING**, containing 17.155 acres, and being Lot 1 as shown on plat of survey entitled "Property of Wachovia Bank of North Carolina, N.A. as Trustee for the Wachovia Real Estate Fund" dated October 23, 1995, and last revised November 28, 1995, prepared by Bass, Nixon and Kennedy, Inc., Consulting Engineers.

**EXHIBIT B**

All recording references to records in the Office of Durham County, North Carolina Register of Deeds (“Durham County Registry”) unless otherwise specified.

1. Such matters as would be disclosed by a current and accurate survey and inspection of the Property, including, without limitation, all matters shown on survey entitled “ALTA/ACSM Survey of Parcel 1, Triangle Business Center” dated June 18, 2014, last revised July 28, 2015, by Bass, Nixon & Kennedy, Inc., Registered Land Surveyor (“Parcel 1 Survey”).
2. The lien for all city, state and county ad valorem taxes, utility assessments, governmental assessments and similar impositions levied or imposed upon or assessed against the Property not due and payable on or before the date of this instrument.
3. Zoning ordinances affecting the Property.
4. All easements, covenants, restrictions, reservations and rights-of-way of record as of July 29, 2015, including, without limitation, the following:
  - a. Amended and Restated Declaration With Respect to Covenants and Restrictions Affecting Triangle Business Center, dated as of March 17, 1992, and recorded in Deed Book 1721, at Page 125, Durham County Registry, as amended by that certain First Modification to Amended and Restated Declaration With Respect to Covenants and Restrictions Affecting Triangle Business Center dated December 21, 1995 and recorded in Deed Book 2150, at Page 858, Durham County Registry, and affected by that certain Triangle Business Center Property Owners Association – Resignation of Declaration dated December 21, 1995, and recorded in Deed Book 2150, at Page 869, Durham County Registry.
  - b. Easements to Duke Power Company recorded in Book 264 at Page 290, Book 264 at Page 291, Book 265 at Page 222 and Book 1473 at Page 475, all Durham County Registry.
  - c. Easements to County of Durham recorded in Book 931 at Page 1010 and Book 1015 at Page 953; shown on recorded plat in Plat Book 96 at Page 88, all Durham County Registry; and shown on Parcel 1 Survey.
  - d. Thirty-foot (30') sanitary sewer easement to County of Durham recorded in Book 931 at Pages 613, Durham County Registry, and shown on Parcel 1 Survey.
  - e. Drainage Easement to Department of Transportation recorded in Book 1272 at Page 351, Durham County Registry, and shown on Parcel 1 Survey.
  - f. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 89 at Pages 58 and 59; Plat Book 127 at Pages 37; Plat Book 126 at Page 202; Plat Book 103 at Page 42; Plat Book 113 at Page 175; Plat Book 107 at Pages 166 and 167; Plat Book 117 at Page 40; and Plat Book 132 at Page 97, all Durham County Registry. Plat in Plat Book 107 at Page 167 reveals the following, all also shown on Parcel 1 Survey:
    - a. Twenty-foot (20') drainage easement;
    - b. Twenty-five (25') sanitary sewer easement;
    - c. Fifteen-foot (15') utility easement; and
    - d. Variable width drainage easement.

5. The state of compliance or non-compliance of the Property as of July 29, 2015, with any laws, codes, ordinances, rules, regulations or private restrictive covenants applicable to or affecting the Property.
6. The lien for assessments under the Declaration referenced in Item 4.a., above, not due and payable on or before the date of this instrument.
7. All matters, if any, disclosed by the due diligence materials provided by Grantor to Grantee.
8. All matters shown on any recorded plat depicting or affecting the Property.
9. Rights of others in and to the continued and uninterrupted flow of the waters bounding or crossing the westernmost portion of the Land and shown on Parcel 1 Survey.