

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Nov 22 12:44 PM
Book: 9536 Page: 910
NC Rev Stamp: \$ 2300.00 Fee: \$ 26.00
Instrument Number: 2021059655
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,300.00

Parcel Identifier No. 0737-35-45-4162 & 0737-35-74-2693

REID: 154068 and 154038

Prepared by (without title examination): Jennifer L. Oxford, Esq., MacDermid, Reynolds & Glissman, P.C., 4242 Six Forks Road, Suite 1550, Raleigh, NC 27609

Return to: Grantee

Brief Description for the Index: 405 S. TW Alexander Dr. & 5604 Solutions Dr., Durham, NC

THIS NORTH CAROLINA SPECIAL WARRANTY DEED ("Deed") is made this 22nd day of November, 2021 by and between:

GRANTOR	GRANTEE
<p>SATNAAM, LLC, a North Carolina limited liability company</p> <p>31 Whitley Drive Chapel Hill, NC 27517</p>	<p>TWRTP LLC, a North Carolina limited liability company</p> <p>112 E. Main Street Durham, NC 27701</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, state of organization, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee includes the above parties, and their respective heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is hereby acknowledged, Grantor by this Deed does hereby grant, bargain, sell, and convey to Grantee in fee simple, all those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein (the "Property").

All or a portion of the Property was acquired by Grantor pursuant to instruments recorded at Book 6854, Page 1, and Book 6854, Page 5, Office of the Register of Deeds for Durham County, North Carolina (the "Durham County Registry").

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

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 shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Any and all matters or conditions which would be disclosed or revealed by an accurate survey and inspection of the Property.
3. Any and all instruments, conditions, covenants, declarations, easements, reservations, restrictions, or other matters of record.
4. Applicable zoning ordinances and regulations and similar land use ordinances or regulations.

[Signatures and notary block on following page.]

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

GRANTOR:

SATNAAM, LLC,
A North Carolina limited liability company

By: Sucheta M. Jain
Sucheta M. Jain, Its Manager

Durham County, North Carolina

I certify that the following person(s) personally appeared before me this day, acknowledging to me that she or she signed the foregoing document in the capacity and with the authority so indicated above: Sucheta M. Jain.

Date: 11/18/2021

Yvette Flounoy
(Official Signatory of Notary)

(Official Seal)

Notary's Printed Name: Yvette Flounoy

My Commission Expires: 11/06/2026

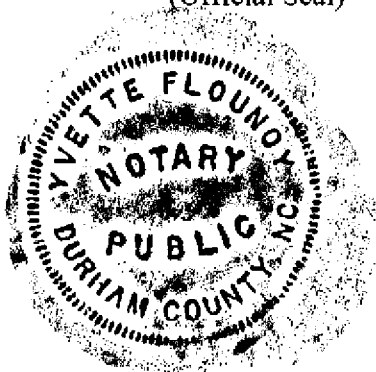


EXHIBIT A

Legal Description

Tract One:

Being all of that tract designated 8.74 acres on plat entitled "Property of Robert Lowe Barbee", prepared by Cradle Engineering Co., dated 12/29/70, and recorded in Plat Book 32, Page 49A, Durham County Registry.

Tract Two:

BEGINNING at an iron pipe set where the eastern right of way of Alston Avenue comes to a pointed intersection with the western right of way of Hopson Road, and running thence along the western right of way of Hopson Road S 16° 29' 16" E 193.49 feet to a right of way monument found; running thence S 17° 35' 47" E 50.30 feet to a right of way monument found; running thence S 27° 29' 51" W 105.93 feet to a right of way monument found; running thence S 72° 41' 12" W 68.64 feet to a right of way monument found; running thence along a curve in a counterclockwise direction, said curve having a chord bearing and distance of S 66° 44' 52" W 66.09 feet, a radius of 335.95 feet, and an arc length of 68.21 feet, to an iron pipe set at a point on the right of way of Alston Avenue; running thence N 21° 05' 52" E 88.85 feet to an iron pipe set; running thence along a curve having a chord bearing and distance of N 19° 51' 56" E 34.07 feet, a radius of 1400.95 feet, and an arc length of 34.07 feet, to an iron pipe set; running thence along a curve in a counterclockwise direction, said curve having a chord bearing and distance of N 13° 41' 40" E 267.31 feet, a radius of 1400.95 feet, and an arc length of 267.71 feet, to the point and place of beginning; and being Tract 2 containing 0.411 acres, more or less and Tract 3 containing 0.206 acres, more or less, as shown on that survey entitled "Final Plat for Intelligent Information Systems" prepared by McKim & Creed, labeled Job 01539-0001, dated November 10, 1990, to which survey is hereby referenced for a more particular description.