

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 JUL 15 11:17:54 AM  
 BK:7976 PG:18-20  
 DEED  
 FEE:\$26.00  
 EXCISE TAX:\$850.00  
 INSTRUMENT # 2016023549  
 MDEGREE



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$850.00

Parcel Identifier No.: PIN: 0749-04-63-4521; Parcel Ref No.: 157318 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee \_\_\_\_\_

This instrument was prepared by: Leslee Ruth Sharp, without benefit of title \_\_\_\_\_

Brief description for the Index: Lot E Plat Book 142, Page 205, Durham County Registry \_\_\_\_\_

THIS DEED made this 14<sup>th</sup> day of July, 2016, by and between

GRANTOR	GRANTEE
<b>JACK PARKER PROPERTIES NC, LLC</b> a Delaware limited liability company 118 W. 57 <sup>th</sup> Street New York, NY 10019	<b>VANGUARD VENTURES, LLC</b> a North Carolina limited liability company 3825 Barrett Dr., Suite 100 Raleigh, North Carolina 27609

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

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 the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as follows:

**Being all of Lot E as shown on plat entitled "Final Subdivision and Recombination Plat of Lincoln Park West, Lots 1, D & E", prepared by Kenneth Close, Inc. and dated November 25, 1998, and recorded in Map Book 142, Page 205 Durham County Registry.**

**Together with all rights under those Restrictions appearing of record in Book 5084, Page 816 and Book 2730, Page 607, both as amended in Book 7862, Page 741, Durham County Registry.**

BY ACCEPTANCE OF THIS DEED AND RECORDATION OF SAME GRANTEE ACKNOWLEDGES THAT THE PROPERTY IS PART OF THE LINCOLN PARK WEST COMMERCIAL DEVELOPMENT AND THAT THE LINCOLN PARK WEST COMMERCIAL DEVELOPMENT IS SUBJECT TO A MAJOR TRAFFIC SPECIAL USE PERMIT ("SUP") ISSUED BY THE CITY OF DURHAM; AND GRANTEE UPON RECORDATION OF THIS DEED ACCEPTS AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE SUP; FURTHER BY ACCEPTANCE AND RECORDATION OF THIS DEED, GRANTEE AGREES THAT NEITHER IT NOR ITS OR SUCCESSORS AND/OR ASSIGNS WILL DEVELOP THE PROPERTY FOR ANY USE WHICH WILL GENERATE MORE THAN THE ASSIGNED AND ALLOCATED NUMBER OF VEHICLE TRIPS BEING 18 AM and 31 PM AS CALCULATED PURSUANT TO THE SUP; AND BEING A PORTION OF THE TRIPS ALLOCATED TO GRANTOR IN

THAT CERTAIN DECLARATION OF RESTRICTIONS REGARDING TSUP AND TRIP GENERATION ALLOCATION RECORDED IN BOOK 5288, PAGE 861, AS AMENDED BY THAT CERTAIN EXCHANGE OF TRIPS RECORDED IN BOOK 7865, PAGE 761, DURHAM COUNTY REGISTRY. THIS RESTRICTION SHALL RUN WITH THE LAND.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5106, Page 18.

All or a portion of the property herein conveyed \_\_\_ includes or \_x\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 142, Page 205.

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 the Grantor covenants with the 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, other than the following exceptions:

Covenants, conditions, restrictions, easements, other matters of record; and other matters, including but not limited to those shown on Exhibit "A" attached hereto.

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

JACK PARKER PROPERTIES NC, LLC (Entity Name)  
a Delaware limited liability company

Kenneth M. Fuller (SEAL)  
By: Kenneth M. Fuller  
Operating Manager

State of North Carolina  
County of Wake

I, CASEY H. HOWARD, the undersigned Notary Public of the County and State aforesaid, certify that KENNETH M. FULLER, either being personally known to me, personally appeared before me this day and acknowledged that he is OPERATING MANAGER of JACK PARKER PROPERTIES NC, LLC, a Delaware limited liability company, and that he as OPERATING MANAGER, being duly authorized, voluntarily executed the foregoing instrument for and behalf of the limited liability company for the purposes therein expressed.

Witness my hand and Notarial stamp or seal  
This 14<sup>th</sup> day of JULY, 2016.

(Official Stamp or Seal)

CASEY H. HOWARD  
Notary Public  
Name: CASEY H. HOWARD

My Commission Expires: October 22, 2019



EXHIBIT "A"

Title Exceptions

Deed by and between  
Jack Parker Properties NC, LLC as Grantor  
and  
Vanguard Ventures, LLC as Grantee

- (1) Taxes for the year 2016, and subsequent years, not yet due and payable.
- (2) Restriction appearing of record in Book 5084 at Page 816, amended in Book 7862 at Page 741.
- (3) Matters shown on plat recorded in Plat Book 142 at Page 205.
- (4) Easement to Duke Power Company recorded in Book 242 at Page 356.
- (5) Right of Way Agreement with State Highway Commission recorded in Book 305 at Page 665 and Book 353 at Pages 197 and 198.
- (6) Declaration of Easement for Becha Avenue Outfall-Sewage System recorded in Book 1256 at Page 40.
- (7) Consent Judgment recorded in Book 1386 at Page 292.
- (8) Declaration of Restrictions Regarding TSUP and Trip Generation Allocation recorded in Book 5288 at Page 861, Durham County Registry, as amended by Exchange of Trips recorded in Book 7865 at Page 761.
- (9) Matters shown by on plat of survey by Robert T. Newcomb, III, PLS, dated February 2, 2016.