

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 MAR 03 01:22:25 PM  
BK: 7655 PG: 609-612  
DEED  
FEE: \$26.00  
EXCISE TAX: \$7,000.00  
INSTRUMENT # 2015005821  
MDEGREE



2015005821

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$7,000.00

Tax Lot No.: 154047

Mail after recording to: Grantee

This instrument was prepared by: Grantee - *Jeffrey A. Benson, Esq.*

Brief description for the Index 4105 Hopson Road, Durham, NC 27713

THIS DEED made this the 2nd day of March, 2015, by and between

GRANTOR	GRANTEE
TDC HOPSON, LLC, a North Carolina limited liability company	Durham Hopson Road, LLC a Delaware limited liability company
5310 S. Alston Ave., Ste. 210 Durham, NC 27713	c/o Longfellow Real Estate Partners, LLC 260 Franklin Street, Suite 1520 Boston, MA 02110

Enter in appropriate block for each party: name, 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, that certain lot or parcel of land, situated in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7246, Page 6, Durham County Registry.

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A map showing the above-described property is recorded in Plat Book \_\_, Page \_\_\_, Durham County Registry.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a 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 the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that 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:

1. Taxes for the year 2015, and subsequent years, not yet due and payable.
2. Zoning ordinances; and
3. All easements, restrictions, and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date set forth above.

SIGNATURES ON FOLLOWING PAGE

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TDC HOPSON, LLC,  
a North Carolina limited liability company

BY: Dilweg Capital, LLC,  
a North Carolina limited liability company,  
its Manager

BY: [Signature]  
Anthony H. Dilweg, Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, the undersigned, a Notary Public of Wake County and State of North Carolina, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- 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 \_\_\_\_\_
- A credible witness has sworn to the identity of the principal(s);

acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Anthony H. Dilweg

Date: 3-2-15

Nicole Matthews  
Nicole Matthews, Notary Public  
(print name)

(official seal)

My commission expires: 12-6-2019

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE FULLY LEGIBLE]



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## EXHIBIT A

## LEGAL DESCRIPTION

BEING all that certain tract or parcel of land located in Triangle Township, County of Durham, State of North Carolina, described as follows:

BEGINNING at an iron pin located North  $86^{\circ} 32' 12''$  West 288.76 feet from the intersection of the center lines of now or formerly Jenkins Road and Hopson Road (SR 1978); commencing at said point of beginning and running thence along the northern right of way of Hopson Road the following courses and distances: (i) South  $82^{\circ} 38' 36''$  West 87.44 feet to an iron pin set; (ii) South  $42^{\circ} 52' 13''$  West 6.36 feet to a nail placed; (iii) North  $59^{\circ} 01' 01''$  West 6.75 feet to an iron pin set; (iv) South  $82^{\circ} 43' 42''$  West 188.86 feet to a nail placed; (v) North  $76^{\circ} 37' 34''$  West 69.55 feet to an iron pin set; (vi) South  $82^{\circ} 36' 16''$  West 34.96 feet to an iron pin set; (vii) North  $07^{\circ} 14' 20''$  West 14.98 feet to an iron pin set; and (viii) South  $82^{\circ} 38' 36''$  West 187.00 feet to an iron pipe set in the eastern property line of property now or formerly owned by the United States of America; thence with an east line of said United States of America property North  $04^{\circ} 00' 00''$  East 778.16 feet (passing a concrete monument at 196.15 feet) to a concrete monument; thence South  $84^{\circ} 55' 13''$  East 338.05 feet to a concrete monument at the common corner of property of the United States of America (now or formerly) and the Research Triangle Foundation of North Carolina (now or formerly) as recorded in Deed Book 315, page 537; thence continuing South  $84^{\circ} 55' 13''$  East 232.15 feet along the southern line of the Research Triangle Foundation of North Carolina property to a point within the right of way of formerly Jenkins Road; thence South  $04^{\circ} 00' 00''$  West 693.68 feet to an iron pin set in the northern right of way of Hopson Road, the point and place of beginning, consisting of approximately 9.68334 acres, more or less, as shown on survey entitled "Survey Prepared for JDL - RTP, LLC", dated September 26, 2000, prepared by Thomas A. Riccio, Registered Land Surveyor (Thomas A. Riccio and Associates), Drawing Number 00429.

SAVE AND EXCEPT the property conveyed to the North Carolina Department of Transportation Turnpike Authority, an agency of the State of North Carolina, as shown in that Deed for Turnpike Project Right of Way recorded in Book 6615, page 80, Durham County Registry.

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