

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 JAN 08 10:01:12 AM
 BK: 7853 PG: 932-934
 DEED
 FEE: \$26.00
 EXCISE TAX: \$2,030.00
 INSTRUMENT # 2016000541
 APRILJ



2016000541

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,030.00

Parcel ID: Portion of 157830

Verified by Durham County on the ____ day of December, 2015

By:

Mail to: ~~Grantee~~ *Kelly Ashman, Morehead Title, 1805 East Blvd*
 This instrument was prepared by: *Ellis & Winters LLP (MGW) Charlotte, NC 28203*
 Brief description for the Index: *5.8 acres, Durham County*

THIS DEED made this 8th day of ~~December 2015~~ *January 2016*, by and between

GRANTOR	GRANTEE
RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA, a North Carolina non-profit corporation 12 Davis Drive Research Triangle Park, North Carolina 27709	FMR RTP, LLC, a Delaware limited liability company c/o Fidelity Corporate Real Estate LLC 200 Seaport Boulevard Boston, Massachusetts 02210

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 Grantor, for a valuable consideration paid by Grantee, the receipt 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 land situated in Research Triangle Park, Durham County, North Carolina and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 980, Page 395, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 195, Pages 193-195, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land 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, other than the following exceptions:

1. Ad valorem taxes for 2016 and subsequent years;
2. All matters of record affecting the Property.
3. All matters that would be disclosed by a current and accurate survey and physical inspection of the Property.
4. Applicable zoning and subdivision ordinances, building codes and other legal requirements affecting the Property.

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

RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA,

a North Carolina non-profit corporation

By: Linda Hall

Printed Name: Linda Hall

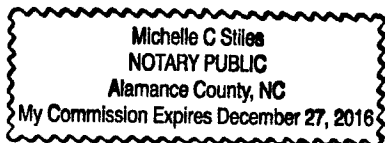
Title: CFO

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Michelle C. Stiles, Notary Public, certify that following person personally appeared before me this day and acknowledged that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Linda Hall, CFO of Research Triangle Foundation of North Carolina, a North Carolina non-profit corporation.

WITNESS my hand and official seal, this the 18 day of December, 2015.



Michelle C. Stiles
Signature of Notary Public
Printed Name: Michelle C. Stiles
Date of Expiration of Commission: 12/27/16

[NOTARY PUBLIC STAMP OR SEAL]

Exhibit A

(to Special Warranty Deed)

BEING a 5.800 acre parcel of property situated in the Research Triangle Park, Durham County, North Carolina and being a portion of two larger tracts of property identified as PIN: 0747-01-36-1275 and PIN 0747-01-36-3748 and shown on that plat entitled "Exempt Plat Fidelity Network Center Campus Recombination" dated August 28, 2015, prepared by WSP and recorded in Plat Book 195, Pages 193-195 in the Office of the Register of Deeds of Durham County, and being more particularly described as:

Commencing at a ½" rebar with a yellow plastic cap found in the southern 150' wide right-of-way of East Chapel Hill -Nelson Highway / Highway 54; said rebar having North Carolina State Plane Grid (NAD83/CORS96) Coordinates of Y(N): 777,033.70, X(E): 2,043,297.55; said rebar being the POINT OF BEGINNING for the 5.800 acre tract;

thence from the POINT OF BEGINNING, S 40°58'28" E, 200.22 feet along the southern right-of-way of East Chapel Hill-Nelson Highway / Highway 54, to a ½" rebar with yellow plastic cap found;

thence leaving said right-of-way along the common lines of two parcels owned by Research Triangle Foundation of NC, S 49°01'32" W 1,217.30 feet (passing through a ½" rebar with yellow plastic cap at 250.59 feet) to a ½" rebar with yellow plastic cap found;

thence N 56°07'51" W 88.57 feet along a common line with Research Triangle, LTD to a 7/8" iron pipe found;

thence N 79°43'20" W 147.12 feet along a common line with Research Triangle, LTD to a 5/8" rebar found;

thence N 49°01'32" E, 1,332.52 feet along the former property line (common line with FMR RTP, LLC) to the POINT AND PLACE OF BEGINNING, containing 252,691 square feet / 5.800 acres for the parcel herein described and as shown as part of the two larger tracts on the above referenced plat.