

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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DEED

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SPECIAL WARRANTY DEED

Prepared by:

Karin L. Stanley, Senior Counsel
Lowe's Companies, Inc.
1000 Lowe's Boulevard (NB6LG)
Mooresville, NC 29117

Return to: Grantee

NORTH CAROLINA)
)
DURHAM COUNTY)

This SPECIAL WARRANTY DEED made this 30th day of November, 2018, by and between LOWE'S HOME CENTERS, LLC, a North Carolina limited liability company, with an office at 1000 Lowe's Blvd., Mooresville, NC 28117, Attention: Legal Department (NB6LG), hereinafter referred to as "GRANTOR" and HLP Developers, LLC, a North Carolina limited liability company, whose mailing address is 5310 NC Highway 55, Suite 101, Durham, NC 27713, Attention: Bruce Knott, hereinafter referred to as "GRANTEE". 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 and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does hereby forever grant, bargain, sell and convey unto the GRANTEE, and its successors and assigns, a certain tract of land, containing 27.109 acres, more or less, situated, lying and being in the City of Durham, Durham County, North Carolina and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD said land unto GRANTEE, and its successors and assigns, forever, with all tenements, appurtenances, and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters of record, and subject to the following conditions and restrictions:

(a) GRANTEE covenants that the Property shall only be used for purposes of the kind typically found in shopping centers, including, but not limited to, offices, restaurants and retail shops, and residential townhomes;

submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.