

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Feb 27 10:27 AM NC Rev Stamp: \$ 28500.00  
Book: 8371 Page: 995 Fee: \$ 26.00  
Instrument Number: 2018006353  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 28,500.00

Parcel Identifier No.: 0747-04-63-6131

Mail after recording to:  
Benjamin H. Hervey, Esquire  
Hervey & Hervey, P.A.  
1143 Executive Circle, Suite H  
Cary, North Carolina 27511

This instrument was prepared by:  
Williams Mullen  
Attn: R. Joseph Noble, Esq.  
PO Box 1320  
Richmond, VA 23218-1320

Brief Description for the Index: Lot S-6, Imperial Center, Durham County, NC

THIS DEED made this 26<sup>th</sup> day of February, 2018, by and between:

GRANTOR	GRANTEE
Name: GAVI YORKSHIRE PLACE IC SUB, LLC, a Delaware limited liability company	Name: 4307 EMPEROR BLVD, LLC, a North Carolina limited liability company
Address: 711 High Street Des Moines, Iowa 50392	Address: 1173 Pittsford Victor Road, Suite 250 Pittsford, NY 14534

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 Durham County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 8302, Page 253 and Book 5821, Page 29, Durham County Registry.

A map showing the above-described property is recorded in Map Book 139, Page 5, 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:

See attached Exhibit B.

**(Signature pages follows)**

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

GAVI YORKSHIRE PLACE IC SUB, LLC,  
a Delaware limited liability company

By: PRINCIPAL REAL ESTATE INVESTORS,  
LLC, a Delaware limited liability company,  
its authorized agent

By: [Signature]  
Name: Kristen P. Bro  
Title: Sr. Acquisition Consultant

By: [Signature]  
Name: Kyle Eifers  
Title: Sr. Director Acquisitions/Dispositions

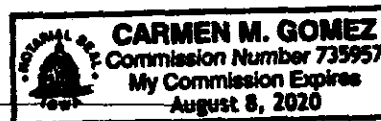
STATE OF Iowa  
COUNTY OF Polk

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kristen P. Bro as Sr. Acquisition Consultant of Principal Real Estate Investors, LLC, a Delaware limited liability company, authorized signatory for GAVI YORKSHIRE PLACE IC SUB, LLC, a Delaware limited liability company, on its behalf.

Date: February 23, 2018

[Signature]  
Signature of Notary Public  
Carmen M. Gomez  
Notary Printed Name

My Commission Expires: 8-8-20



(Official Seal)

ADDITIONAL NOTARY BLOCK FOLLOWS

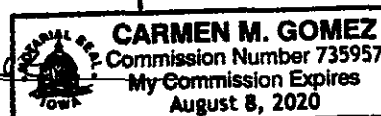
STATE OF Iowa  
COUNTY OF Polk

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kyle Ehlers as SR. Director Acquisitions/Dispos<sup>itions</sup> of Principal Real Estate Investors, LLC, a Delaware limited liability company, authorized signatory for GAVI YORKSHIRE PLACE IC SUB, LLC, a Delaware limited liability company, on its behalf.

Date: February 23, 2018

Carmen M. Gomez  
Signature of Notary Public

Carmen M. Gomez  
Notary Printed Name



My Commission Expires: 8-8-20

(Official Seal)

**EXHIBIT A**

Legal Description

Lying and being situated in Durham County, North Carolina, and being more particularly described as follows:

Being all of Lot S-6, containing 5.026 acres, more or less, as shown on a map entitled "FINAL PLAT OF LOT S6 IMPERIAL CENTER" prepared by Kenneth Close, Inc., dated June 23, 1997, (hereinafter the "Plat") and recorded in Plat Book 139, page 5, Durham County Registry. Together with all rights in and to a twenty-four (24) foot common access easement as shown on the aforesaid Plat; and together with all rights in and to a ten (10) foot private water line easement as shown on the aforesaid Plat.

**EXHIBIT B**

Exceptions to Title

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.
2. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 1157, page 237; Book 1468, page 914; Book 1659, page 799; Book 2548, page 431; Book 2870, page 21; Book 2902, page 574; Book 3759, page 753; Book 4377, page 609; Book 4564, page 832; Book 7871, page 939; and any related maps, plans, bylaws and other document(s) and amendment(s).
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 139, Pages 5, 36, and 99 and Plat Book 136, Page 45.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "4307 Emperor Blvd., LLC" by Barry L. Scott, P.L.S., dated February 16, 2018.
5. Deed of Easement to County of Durham for sanitary sewer recorded in Book 2395, page 360 and Declaration of Rights and Privileges of the City/County of Durham in Certain Sanitary Sewer Easements recorded in Book 1626, page 145 and Book 1510, page 958.
6. Access Easement Agreement recorded in Book 3539, page 638 and Book 2957, page 146. Termination and Release of Easement Agreement recorded in Book 3539, page 653.
7. Rights of others in and to the 24-foot common access easement and to a 10-foot private water line easement as stated in Deed Book 2902, page 766.
8. Easement(s) to Duke Power Company recorded in Book 1144, page 46; Book 2276, page 137; and Book 1186, page 579.
9. Title to any portion of the Land lying within the right of way of Emperor Blvd.
10. Terms and provisions of the lease to Triangle J Council of Governments, a memorandum of which is recorded in Book 4138, page 167.
11. Rights of tenants in possession, as tenants only, under the following unrecorded leases:
  - SugarCRM Inc.
  - Serazen, LLC
  - Genesys Telecommunication Laboratories
  - Traffic Tech, Inc.
  - Laboratory Corporation of America Holdings

35475247\_1