

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jan 16 01:59:56 PM
BK:8348 PG:547-551
DEED
FEE: \$26.00
INSTRUMENT # 2018001665
EXCISE TAX: \$970.00
SMMARSH



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$970.00
Parcel Identification Number: 8001359

This instrument was prepared by and return to:
Kristy C. Kim, Esq.
c/o Brandywine Realty Trust
2929 Walnut Street, Suite 1700
Philadelphia, PA 19104
Attn.: Tiffany Robinson

Mail after recording to:
Grantee at Grantee's address below

Brief Description for the index 4354 South Alston Avenue, Durham, North Carolina 27713

THIS DEED made this 10 day of January, 2018, by and between

<p>GRANTOR</p> <p>AAPOP 2, L.P., a Delaware limited partnership</p> <p>Address: 2929 Walnut Street, Suite 1700 Philadelphia, PA 19104</p>	<p>GRANTEE</p> <p>ALSTON PARTNERS, LLC, a North Carolina limited liability company</p> <p>Address: 290 Royal Sunset Drive, Durham, NC 27713</p>
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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.

Per NCGS 105-317.2, the Property (as hereinafter defined) does not include the primary residence of Grantor.

WITNESSETH, that Grantor, for 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 those certain lots or parcels of land situated in Durham County, North Carolina as more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference (the "Property").

Together with all and every rights in and to alleys, rights, waters, privileges, appurtenances and advantages thereto belonging, or in any way appertaining to the Property and any buildings and improvements located on the Property.

The Property was acquired by Grantor by deed recorded in Book 2325 at Page 384-387 of the Durham County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid Property, lots or parcels 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 and permitted encumbrances:

See Exhibit B attached hereto and incorporated herein by reference.

[Signature page follows]

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

GRANTOR:

AAPOP 2, L.P.,
a Delaware limited partnership

By: Witmer Operating Partnership I, L.P., a general partner
By: Brandywine Witmer, LLC, its general partner
By: Brandywine Operating Partnership, its sole member
By: Brandywine Realty Trust, its general partner

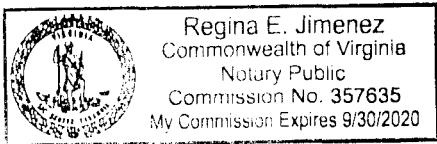
By: William D. Redd
Name: William D. Redd
Title: Executive Vice President & Senior Managing Director

COMMONWEALTH OF VIRGINIA
COUNTY OF Chesterfield

I, Regina E. Jimenez, a Notary Public of aforesaid County and State, do hereby certify that William D. Redd, personally appeared before me this day and acknowledged that he is Executive Vice President & Senior Managing Director of Brandywine Realty Trust, general partner of Brandywine Operating Partnership, sole member of Brandywine Witmer, LLC, general partner of Witmer Operating Partnership I, L.P., the general partner of AAPOP 2, L.P., a Delaware limited partnership, and that he as such officer, being authorized to do so, executed the foregoing on behalf of said partnership.

Witness my hand and official seal, this the 5th day of January, 2018.

[NOTARIAL SEAL]



Regina E. Jimenez
NOTARY PUBLIC
Print or type name: Regina E. Jimenez
My Commission Expires: 9-30-20

EXHIBIT "A"**LEGAL DESCRIPTION**

BEGINNING at an iron pipe located at the intersection of the western margin of South Alston Avenue and the northern margin of the right-of-way of Interstate Highway No. 40, running thence from said point of BEGINNING, with and along the northern margin of the right-of-way of Interstate Highway No. 40, along the arc of a curve to the left having a radius of 3819.72 feet, an arc distance of 600.33 feet to a right-of-way margin, control corner; running thence North 82°48'03" West 303.87 feet to a right-of-way monument, control corner; running thence North 83°33'01" West 142.29 feet to a right-of-way monument located in the eastern margin of the 100 foot wide right-of-way of Seaboard System Railroad; running thence with and along the margin of such right-of-way of Seaboard System Railroad, North 08°13'35" East 361.86 feet to an iron pin; running thence with and along the arc of a curve to the right having a radius of 696.88 feet, an arc distance of 18.89 feet to an iron pin; running thence with and along the arc of a curve to the right having a radius of 1887.72 feet, an arc distance of 79.47 feet to an iron pin; running thence North 06°41'37" East 60.00 feet to an iron pin; running thence with and along the arc of a curve to the right having radius of 1827.72 feet, an arc distance of 76.94 feet to an iron pin; running thence along the arc of a curve to the right having a radius of 756.88 feet, an arc distance of 19.01 feet to an iron pin; running thence North 08°13'35" East 370.63 feet to an iron pin; running thence South 86°34'44" East 1006.96 feet to an iron pin located in the western margin of the right-of-way of South Alston Avenue; running thence with and along the arc of a curve to the right and having a radius of 1069.14 feet an arc distance of 173.32 feet to an iron pin; thence along and with Tract 1 shown on the Plat referred to below,

North 86°34'44" West 36.44 feet to an iron pin; thence South 03°25'16" West 38.50 feet to an iron pin; thence North 86°34'44" West 220.50 feet to an iron pin; thence South 48°25'16" West 285.04 feet to an iron pin at the point of intersection of Tracts I, II, III, IV and V as shown on the Plat referred to below; thence along and with Tract I South 41°34'44" East 285.04 feet to an iron pin; thence South 86°34'44" East 217.50 feet to an iron pin; thence South 03°25'16" West 38.50 feet to an iron pin; thence South 86°34'44" East 31.19 feet to an iron pin located at the western margin of the right-of-way of South Alston Avenue; running thence with and along the western right-of-way margin of South Alston Avenue the arc of a curve to the right having a radius of 1254.38 feet, an arc distance of 64.82 feet to an iron pin; running thence south 16°43'48" West 210.62 feet to an iron pin, the point and place of Beginning, and being all of Tracts II, III, IV and V, containing 16.9466 +/- acres, all according to that certain plat of survey entitled "As Built Survey of Westpark Corporate Center' Property of Bell Atlantic Properties, Inc.," prepared by George C. Love, Jr., RLS, L- 655, dated June 20, 1986, Job No. 20773.

LESS AND EXCEPT that property conveyed in deed recorded in Book 2433 at Page 306 and consent judgment recorded in Book 4355 at Page 977, Durham County registry.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

2. The lien of all taxes for the year 2018 and thereafter, which are not yet due and payable.
3. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 2433, Page 291 and any amendments and/or supplements thereto.
4. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 108, Page 3.
5. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 140, Page 55.
6. Title to that portion of the Land within the bounds of Seaboard Railroad.
7. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 1230, Page 772.
8. Easement(s) or right(s)-of-way in favor of GTE South Incorporated recorded in Book 1685, Page 283.
9. Access Easement Agreement recorded in Book 2335, Page 219.
10. INTENTIONALLY DELETED
11. Grading Easement Agreement recorded in Book 2433, Page 757.
14. Discrepancies, variances, shortages or overages in the acreage of the Land.
15. Riparian rights of others incident to any branches, creeks, streams or other waters coursing the Land.
16. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.