

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Sep 29 10:55 AM**  
**Book: 9478 Page: 158**  
NC Rev Stamp: \$ 17000.00 Fee: \$ 26.00  
Instrument Number: 2021049559  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$17,000.00

Parcel Identifier No. 0748-04-73-8380 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Cree, Inc., Attn: Legal Department, 4600 Silicon Drive, Durham, NC 27703

This instrument was prepared by: Kilpatrick Townsend & Stockton, LLP (BFR), 4208 Six Forks, Rd., Ste. 1400, Raleigh, NC 27609

Brief description for the Index: Lot 5, Plat Book 121, Page 160, Durham County Registry.

THIS DEED made this 27<sup>th</sup> day of September, 2021, by and between

GRANTOR	GRANTEE
<b>IDEAL INDUSTRIES LIGHTING LLC,</b> a Delaware limited liability company	<b>CREE, INC.,</b> a North Carolina corporation
1375 Park Avenue Sycamore, IL 60178 Attn: CFO	4600 Silicon Drive Durham, NC 27703 Attn: Tom Agron, VP of Facilities

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, all that certain lot or parcel of land situated in Triangle Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference for legal description.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8654, Page 181 and re-recorded in Book 8656, Page 387, Durham County Registry.

A map showing the above described property is recorded in Plat Book 121, Page 160, Durham County Registry.

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 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. Taxes for the year 2021 and subsequent years, not yet due and payable.
2. Easements, restrictions and rights of way of record affecting the subject property, if any.

[Remainder of page intentionally omitted]

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

IDEAL INDUSTRIES LIGHTING LLC,  
a Delaware limited liability company

By: [Signature]

Name: Kevin Lamb

Title: Manager

STATE OF Illinois

COUNTY OF DeKalb

I, the undersigned, a Notary Public of the County and State aforesaid, 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);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manager - Kevin Lamb

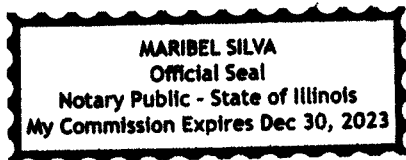
Date: September 27, 2021

[Signature]

Maribel Silva, Notary Public  
(print name)

(official seal)

My commission expires: December 30, 2023



**EXHIBIT A**

**Parcel 1:**

Lying and being in Triangle Township, Durham County, North Carolina, containing 7.476 acres, more or less, and being all of Lot 5, Pinnacle One Subdivision as shown on plat of survey entitled "Lot 4 and Lot 5 Pinnacle One Subdivision", dated January 23, 1989, prepared by Kenneth Close, Inc. and recorded in Plat Book 121, Page 160, Durham County Registry.

**Parcel 2:**

Non-exclusive easements for sanitary sewer line and storm drainage line purposes as created and set forth in Deed of Easement recorded in Book 1593, Page 497, Durham County Registry.

**Parcel 3:**

Non-exclusive easement for access purposes as created and set forth in Reciprocal Easement Agreement recorded in Book 5460, Page 295, Durham County Registry.