

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Apr 23 03:24 PM**  
**Book: 8639 Page: 833**  
NC Rev Stamp: \$ 4000.00 Fee: \$ 26.00  
Instrument Number: 2019012931  
DEED

**This instrument was prepared by:**

Oak Point Capital Partners, LLC  
2 Music Circle South, Suite 200  
Nashville, TN 37203  
Attn: Justin Albright

Excise Tax: \$4,000.00

Tax Parcel ID No. 0748-0473-8070

Property Address: 4407 Silicon Drive, Durham, North Carolina 27703

When Recorded Return To:  
Ashley Armstrong  
First American Title Insurance Company  
6 Concourse Pkwy, Ste. 2000  
Atlanta, GA 30328  
NCS #946952

**SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

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KNOW ALL MEN BY THESE PRESENTS:

PINNACLE PARK, LLC, a North Carolina limited liability company ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **OP 4407 SILICON PROPERTY, LLC**, a Delaware limited liability company ("**Grantee**") the tract or parcel of land in Durham County, North Carolina, described in Exhibit A, together with (a) all improvements located thereon, but expressly excluding improvements and structures owned by any tenant or any other third party, (b) all right, title, and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and (c) all right, title, and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such tract or parcel of land (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to the matters set forth on Exhibit B attached hereto (hereinafter referred to collectively as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject only to the Permitted Exceptions.

Submitted electronically by "First American - Atlanta"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

Grantee assumes responsibility for the payment of ad valorem taxes on the Property for the 2019 calendar year.

Grantee's address is: 2 Music Circle South, Suite 200, Nashville, TN 37203.

*[Signatures Commence on Following Page]*

EXECUTED as of April 18, 2019

**PINNACLE PARK, LLC,**  
a North Carolina limited liability company

By: Brown Realty Manager, Inc., a Delaware corporation,  
its co-manager

By: [Signature]  
Name: Lawrence E. Collins  
Title: Vice President

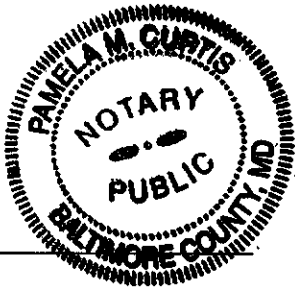
By: Franklin-Estes, LLC, a North Carolina limited liability  
company, its co-manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF Maryland  
COUNTY OF Baltimore

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This instrument was acknowledged before me on April 16, 2019, by Lawrence E. Collins, Vice President of Brown Realty Manager, Inc., a Delaware corporation, the co-manager of Pinnacle Park, LLC, a North Carolina limited liability company, on behalf of said corporation.



[Signature]  
Notary Public, State of Maryland  
Pamela M. Curtis  
My Commission Expires 9/10/2020

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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This instrument was acknowledged before me on April \_\_\_\_\_, 2019, by \_\_\_\_\_ of Franklin-Estes, LLC, a North Carolina limited liability company, the co-manager of Pinnacle Park, LLC, a North Carolina limited liability company, on behalf of said corporation.

Notary Public, State of \_\_\_\_\_



**EXHIBIT A****Description of the Property**

Lying and being located in Triangle Township, Durham County, North Carolina, containing 7.198 acres, more or less, and being all of Lot 4, 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, more particularly described as:

Beginning at an existing iron pipe on the eastern right of way of Silicon Drive (Variable R/W) and also being the northwest property corner of Lot 4 and the southwest property corner of Lot 5 Pinnacle One Subdivision, said iron pipe being the following two calls from an existing spike in the centerline intersection of Chin Page Road and Silicon Drive, North 28° 50' 04" East 1,264.17 feet to an existing spike in the centerline of Silicon Drive, thence South 68° 34' 13" East 55.01 feet, thence from said Beginning point leaving said right of way South 68° 34' 12" East 50.00 feet to an existing iron pipe, thence North 41° 21' 08" East 261.29 feet to an existing hole in concrete, thence South 84° 19' 39" East 115.27 feet to an existing iron pipe, thence North 50° 40' 21" East 41.01 feet to an existing iron pipe, thence South 84° 19' 39" East 654.73 feet to an existing iron pipe, thence South 07° 01' 22" West 164.34 feet to an existing concrete monument, thence North 83° 11' 41" West 238.66 feet to an existing solid square iron bar, thence South 31° 33' 11" West 136.91 feet to an existing iron pipe, thence South 21° 31' 32" West 175.70 feet to an existing concrete monument, thence South 35° 58' 41" West 16.75 feet to an existing iron pipe, thence North 84° 19' 39" West 250.00 feet to an existing iron pipe, thence North 73° 15' 37" West 193.91 feet to an existing iron pipe, thence North 50° 52' 15" West 179.80 feet to an existing iron pipe, thence North 51° 52' 02" West 100 feet to an existing iron pipe on the eastern right of way of Silicon Drive, thence with said right of way North 15° 51' 56" East 1.00 feet to a new iron pipe, thence along a curve to the right having a radius of 25.00 feet, an arc length of 20.32 feet and a chord bearing and distance of North having a radius of 25.00 feet, an arc length of 20.32 feet and a chord bearing and distance of North 39° 08' 57" East 19.76 feet to a nail found in asphalt, thence along a curve to the left having a radius of 55.00 feet, an arc length of 39.36 feet and a chord bearing and distance of North 41° 55' 53" East 38.53 feet to the point and place of Beginning, containing 7.202 acres more or less according to a map prepared by Kenneth Close, Inc. entitled "ALTA/ ACSM Land Title Survey of Pinnacle One Subdivision Lot 4," and dated 4-5-01.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes for the year 2019, which are a lien, but not yet due and payable, and all subsequent years.
2. Easement to Duke Power Company recorded in Book 1565, Page 717 and Book 177, Page 486, Durham County Registry.
3. Easement to 675 Partners II, a North Carolina general partnership recorded in Book 1593, Page 479, Durham County Registry.
4. Easements and any other facts as shown on plat recorded in Plat Book 121, Page 160, Durham County Registry.
5. Reciprocal Easement Agreement with rights of others therein by and between Pinnacle Park, LLC, a North Carolina limited liability company and 675 Partners II, LLC, a North Carolina limited liability company recorded in Book 5460, Page 295, Durham County Registry.
6. Right(s) of way to Public Service Company of North Carolina, Inc. recorded in Book 1226, Page 40, Durham County Registry.