

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Dec 11 03:48 PM**  
**Book: 8822 Page: 487**  
NC Rev Stamp: \$ 16000.00 Fee: \$ 26.00  
Instrument Number: 2019045896  
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: \$ 16,000<sup>00</sup>

Tax Parcel ID No. 0748-0473-8070

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

**SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DURHAM

§

OP 4407 SILICON PROPERTY, LLC, a Delaware limited liability company, whose address is 2 Music Circle South, Suite 200, Nashville TN 37203 (“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 CREE, INC., a North Carolina corporation, whose address is 4600 Silicon Dr., Durham, North Carolina 27703 (“Grantee”) the tract or parcel of land in Durham County, North Carolina, described in Exhibit A attached hereto and incorporated herein, together with all improvements located thereon (but expressly excluding improvements and structures owned by any tenant or any other third party), 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 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”).

**Submitted electronically by Kilpatrick Townsend & Stockton LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.**