

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Mar 01 01:32 PM NC Rev Stamp: \$ 10734.00  
 Book: 8374 Page: 765 Fee: \$ 26.00  
 Instrument Number: 2018006844  
 DEED

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$10,734.00

PIN: 0757-01-17-9677

After recording return to: Stam Law Firm, PLLC, P.O. Box 1600, Apex, NC 27502

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, PA

Brief description for the Index: 47.707 acres, Triangle Township

THIS DEED is made as of the 28<sup>th</sup> day of February, 2018, by and between

GRANTOR	GRANTEE
<p><b>Comstock Acquisition Partners LLC,            a North Carolina limited liability company</b></p> <p>4309 Emperor Blvd., Suite 110            Durham, North Carolina 27703</p>	<p><b>RTP International Education, LLC,            a North Carolina limited liability company</b></p> <p>1000 Centre Green Way, Suite 200            Cary, North Carolina 27513</p>

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 of that certain lot or parcel of land situated in Triangle Township, Durham County, North Carolina and more particularly described as follows (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

Submitted electronically by "Stam Law Firm, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 5746, page 5, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property 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.

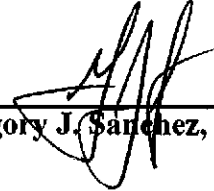
Title to the property described herein is subject to the following exceptions:

1. Ad valorem taxes for the year 2018 and subsequent years.
2. Enforceable easements, restrictions, and rights-of-way of record affecting title to the Property conveyed herein.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

**Comstock Acquisition Partners, LLC**  
**a North Carolina limited liability company**

By:   
Gregory J. Sanchez, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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: Gregory J. Sanchez

Date: February 28, 2018

Notary Public: 

Printed Name: CHARLOTTE MESSER

My Commission Expires 1-8-2020



**EXHIBIT A**

BEGINNING at an existing iron pipe located in the northern right-of-way line of Comstock Road (S.R. 1972), a 60' public right-of-way, said pipe (i) having NC Grid Coordinates of N: 777,249.46' and E: 2,051,211.16', (ii) being located North 79° 13' 15" East 6,987.07 feet (ground) from NCGS Monument "Creekstone" with NC Grid Coordinates of N: 775,942.75' and E: 2,044,347.38', and (iii) marking the southernmost point of that tract belonging to Page Jean Coleman, now or formerly (see PIN 075701170938); runs thence along the eastern line and southern line of the Coleman tract North 00° 12' 02" East 1,110.79 feet to a computed point, and South 89° 50' 32" East 413.87 feet to an existing iron pipe marking a southeast corner of the Coleman tract and the southwest corner of property belonging to Page Road Investments, LLC, now or formerly (see deed recorded in Book 6053, page 211, Durham County Registry); runs then along the southern line of the Page Road Investments, LLC tract North 89° 51' 14" East 1,117.00 feet to an existing iron pipe in the western line of property belonging to the Wake County Board of Education, now or formerly (see deed recorded in Book 7509, page 671, Durham County Registry); runs thence along the western line of the Wake County Board of Education property South 01° 20' 34" West 849.07 feet to an existing iron pipe located on the Durham County / Wake County line, and South 18° 33' 13" West 687.66 feet to a calculated point located in the northern right-of-way line of Comstock Road; runs thence along the northern right-of-way line of Comstock Road the following courses and distances: (1) North 85° 52' 31" West 370.70 feet to a calculated point; (2) along a curve to the right having a radius of 2,886.37 feet, an arc distance of 410.13 feet, and an interior chord bearing and distance of North 82° 03' 36" West 409.79 feet to a calculated point; (3) along a curve to the right having a radius of 1,054.74 feet, an arc distance of 168.86 feet, and an interior chord bearing and distance of North 74° 12' 05" West 168.68 feet to a calculated point; (4) along a curve to the right having a radius of 697.79 feet, an arc distance of 141.10 feet, and an interior chord bearing and distance of North 64° 23' 13" West 140.86 feet to a calculated point; (5) along a curve to the right having a radius of 700.41 feet, an arc distance of 116.65 feet, and an interior chord bearing and distance of North 52° 27' 04" West 116.52 feet to a calculated point; and (6) North 47° 29' 35" West 188.21 feet to an existing iron pipe, the point and place of Beginning, containing approximately 47.707 acres, all as shown on that survey entitled "Contiguous Annexation Plat for: Comstock Acquisition Partners, LLC", dated January 29, 2018 and prepared by C. Ryan Davenport, Professional Land Surveyor.