

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Jul 18 09:43 AM NC Rev Stamp: \$ 13350.00
 Book: 8468 Page: 30 Fee: \$ 26.00
 Instrument Number: 2018024697
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$13,350.00

Tax Identification No. 224216

Return to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index: 21.09 acres, Davis Park East, Durham, NC

THIS DEED is made this 17th day of July, 2018, by and between

GRANTOR	GRANTEE
<p>RESEARCH TRIANGLE LTD., a Florida limited partnership, doing business in North Carolina as RESEARCH TRIANGLE AT DAVIS PARK, LTD., LP</p> <p>600 E. Colonial Drive, Suite 100 Orlando, Florida 32803</p>	<p>DAVIS PARK EAST POD EF LLC, a Delaware limited liability company</p> <p>203 Cobble Ridge Drive Chapel Hill, North Carolina 27516</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 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 that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and being described as follows:

Set forth in **Exhibit A** attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6750, Page 401, Durham County Registry.

A map showing the above described property is recorded in Plat Book 199, Pages 162 - 165, Durham County Registry.

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

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

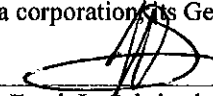
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 those certain exceptions set forth in Exhibit B attached hereto and incorporated herein by this reference.

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

Research Triangle Ltd.,
a Florida limited liability partnership

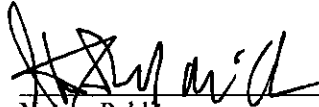
By: Schrimsher Commercial, Inc.,
a Florida corporation, its General Partner

By: 
Frank L. Schrimsher, Director

STATE OF NORTH CAROLINA
COUNTY OF Watauga

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Frank L. Schrimsher, Director.

Date: July 16th, 2018.


Notary Public

Stuart Richard McClure
Printed Name

My commission expires: 05/03/2023

[Official seal]

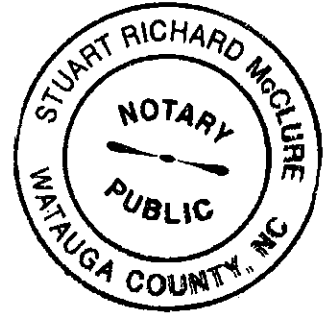


Exhibit A

BEING all of that parcel described as **New Tract 3**, containing 21.09 acres, as shown on plat entitled "Davis Park Apartments, Exempt Subdivision Plat", a copy of which is recorded in Plat Book 199, Pages 162 – 165, inclusive, Durham County Registry.

TOGETHER WITH non-exclusive beneficial easements as set forth in that certain instrument entitled "Davis Park East Declaration of Easements, Covenants and Restrictions" recorded in Book 8039, Page 314, Durham County Registry; and as amended by that First Amendment to Davis Park East Declaration of Easements, Covenants and Restrictions recorded in Book 8358, Page 504 and Second Amendment to Davis Park East Declaration of Easements, Covenants and Restrictions recorded in Book 8421, Page 471, Durham County Registry.

Exhibit B

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.
2. Covenants, conditions, restrictions, easements, and liens provided for in Davis Park East Declaration of Easements, Covenants and Restrictions recorded in Book 8039, page 314; as amended by First Amendment to Davis Park East Declaration of Easements, Covenants and Restrictions recorded in Book 8358, page 504; and Second Amendment to Davis Park East Declaration of Easements, Covenants and Restrictions recorded in Book 8421, page 471.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plats recorded in Plat Book 165, page 368 (a duplicate plat thereof recorded in Plat Book 166, page 370); Plat Book 173, pages 321 & 324; Plat Book 175, pages 291 & 294 (Annexation maps solely for that purpose); Plat Book 181, page 383; Plat Book 182, page 266; Plat Book 196, pages 95-99; Plat Book 199, pages 77-87; and Plat Book 199, pages 162 - 165.
4. Easement to Duke Energy recorded in Book 5306, page 239.
5. Permanent Utility Easement recorded in Book 6538, page 405; as assigned to Duke Energy Carolinas, LLC by assignment recorded in Book 6581, page 927.
6. Drainage/Utility Easement to the Department of Transportation recorded in Book 7275, page 878; and Book 7170, page 395.
7. Permanent Water Main and Temporary Construction Easements contained in Easement Deeds to the City of Durham recorded in Book 7774, page 217; and Book 7774, page 212, and shown on Plat Book 193, page 391.
8. Notice of Residual Petroleum recorded in Book 8126, page 675.
9. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Restrictions and Provisions for Private Road Maintenance recorded in Book 6750, page 381.
10. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land, to the extent arising out of the area shown as "top of bank" along the ditch/creek that is at the northwest boundary of the Land as shown on Plat Book 199, pages 162 through 165.
11. Easements to Duke Energy Carolinas, LLC recorded in Book 8346, page 4; and Book 8412, page 760.
12. Easement for Temporary Construction recorded in Book 8466, Page 950.
13. Sign Easement Agreement recorded contemporaneously herewith.