

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2021 Nov 18 01:48 PM

Book: 9533 Page: 336

NC Rev Stamp: \$ 107330.00 Fee: \$ 26.00

Instrument Number: 2021059107

DEED

Excise Tax \$107,330.00

Recording Time, Book and Page

PIN: 0747-04-64-1395; 0747-04-74-3124

Verified by _____ County on the _____ day of _____, 2021
by _____

Mail after recording to:

Imperial Center Building Owner LLC
c/o Admiral Capital Group LLC
52 Vanderbilt Avenue, Suite 1000
New York, New York 10017
Attention: Andrew Stone

This instrument was prepared by:

The Minkin Group, LLC
36 Delta Place, NE
Atlanta, GA 30307

Brief
description for
the Index:

Parcel 1 (#157938) - 4.374 acres
Parcel 2 (#157955) - 8.316 acres
Durham County Registry, North Carolina

7715 Submitted electronically by "Thomas Title & Escrow TX, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 17th day of November, 2021, by and between

GRANTOR	GRANTEE
<p>STRATFORD-CARLISLE ASSOCIATES, LLC, a North Carolina limited liability company</p> <p>c/o OA Development 100 Ashford Center North, Suite 310 Atlanta, Georgia 30338</p>	<p>IMPERIAL CENTER BUILDING OWNER LLC, a Delaware limited liability company</p> <p>c/o Admiral Capital Group LLC 52 Vanderbilt Avenue, Suite 1000 New York, New York 10017</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.

1. 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 those certain tracts or parcels of land described on Exhibit A attached hereto and made a part hereof (the "**Property**").
2. TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.
3. Grantor covenants with Grantee that Grantor has done nothing to impair such title in and to the Property as Grantor received, and Grantor will specially warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, except with respect to the exceptions reflected on Exhibit B attached hereto.
4. The Property does not include the primary residence of Grantor.


[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal as of the day and year first above written.

Grantor:

STRATFORD-CARLISLE ASSOCIATES, LLC, a North Carolina limited liability company

By: STRATFORD CARLISLE GP, LLC, a North Carolina limited liability company, its Manager

By: 
Brian Granath, Manager


STATE OF Georgia

COUNTY OF Cobb

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brian Granath, as Manager of Stratford Carlisle GP, LLC, a North Carolina limited liability company, as Manager of STRATFORD-CARLISLE ASSOCIATES, LLC, a North Carolina limited liability company

Witness my hand and official seal, this the 15th day of November, 2021.

My commission expires 8/26/2025


Notary Public

[NOTARY SEAL]

Paul Fontaine
Print Name of Notary

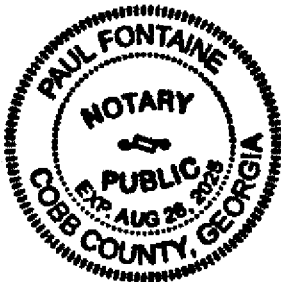


Exhibit A
Description of Property

The land referred to herein below is situated in the County of Durham, State of North Carolina, and described as follows:

PARCEL 1 (#157938)

Lying and being situated in Durham County, North Carolina, and being more particularly described as follows: Being all of Lot S30, containing 4.374 acres, more or less, as shown on Map entitled "Boundary Survey of Lot S-30 Imperial Center" prepared by Kenneth Close, Inc., land surveying, recorded in Plat Book 132, Page 123, Durham County Registry.

Less and except that 211 square foot parcel of land dedicated as part of the variable width right-of-way of Slater Road, shown in Plat Book 170, Pages 389 and 392, Durham County registry, and more fully described in that partial release recorded in Book 5135, Page 653, Durham County Registry.

BEING A PORTION OF LAND conveyed by virtue of a Special Warranty Deed from ROC III Fairlead Imperial Center, LLC to Stratford Carlisle Associates, LLC, dated November 28, 2018 and recorded November 30, 2018 in Book 8555, Page 352, Durham County Registry.

PARCEL 2 (#157955)

Being all of that certain tract or parcel of land designated as Lot C-15, containing 8.316 acres, Imperial Center, as shown on plat of survey recorded in Plat Book 176, Page 88, Durham County Registry, which plat is referenced for a more particular description.

Together with easements appurtenant to the land as created by that certain Access Easement Agreement between Winchester Place IC, LLC, Yorkshire Place IC, LLC and Petula Prolix Development Company, dated June 27, 2002, recorded in Book 3539, Page 638, Durham County Registry.

BEING A PORTION OF LAND conveyed by virtue of a Special Warranty Deed from ROC III Fairlead Imperial Center, LLC to Stratford Carlisle Associates, LLC, dated November 28, 2018 and recorded November 30, 2018 in Book 8555, Page 352, Durham County Registry.

Exhibit B
Exceptions to Title

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Amended and Restated Declaration recorded in Book 2870, Page 21.

As amended by Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park, recorded in Book 2902, Page 574.

As assigned by Assignment and Assumption of Declarant's Rights and Obligations Under the Amended and Restated Declaration for Imperial Center Business Park recorded in Book 3658, Page 122.

As amended by Second Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park, recorded in Book 3759, Page 753.

As amended by Third Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park, recorded in Book 4377, Page 609.

As amended by Fourth Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park, recorded in Book 4564, Page 832.

As amended by Fifth Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park, recorded in Book 7871, Page 939.

3. Terms and provisions contained in Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, Page 958 and Book 1626, Page 145.
4. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Restrictions, Covenants and Requirements, recorded in Book 1519, Page 333, Durham County Registry.
5. Easements to Duke Power Company recorded in Book 2083, Page 390; Book 2137, Page 373; Book 1144, Page 46; Book 1186, Page 579; Book 2276, Page 137; Book 1188, Page 501; Book 177, Page 93; Book 177, Page 95; and 1168, Page 5, Durham County Registry. (Parcels 1, 3, 4)
6. Easements to Duke Energy Carolinas, LLC, recorded in Book 8853, Page 161 and Book 5538, Page 622, Durham County Registry.
7. Ingress and Egress Easement recorded in Book 2173, Page 196. (PARCEL 1)
8. Deed of Easement to County of Durham recorded in Book 2248, Page 116. (PARCEL 1)

9. Terms, provisions, and conditions of an Access Easement Agreements recorded in Book 2957, Page 146 and Book 3539, Page 638, as affected by Termination and Release of Easement Agreement recorded in Book 3539, Page 653. (PARCEL 2)

10. Terms, provisions and conditions of a Stormwater Facility Agreement and Covenant Version 082203 recorded in Book 5622, Page 817 and Book 5622, Page 827.

As assumed by Assumption of Stormwater Facility Operating and Maintenance Permit Agreement recorded in Book 6258, Page 734.

As supplemented by Supplemental Stormwater Facility Agreement and Covenants recorded in Book 8250, Page 688.

Further supplemented by Supplemental Stormwater Facility Agreement and Covenants recorded in Book 8608, Page 348.

11. Terms, provisions, and conditions of a Declaration of Easement and Maintenance Agreement recorded in Book 2418, Page 161.

12. Permanent Right-of-Way Easement recorded in Book 6831, Page 1.

13. Restrictions, dedications, conditions, reservations, easements, and other matters shown on Slater Road Right of Way Dedication Plat, recorded in Plat Book 192, Page 108. (PARCEL 1)

14. Restrictions, dedications, conditions, reservations, easements, and other matters shown on Exempt Stormwater Easement Plat, recorded in Plat Book 181, Pages 229-230. (PARCEL 2)

15. Restrictions, dedications, conditions, reservations, easements, and other matters shown on Right of Way Dedication Plat, recorded in Plat Book 176, Pages 88-90. (PARCEL 2)

16. Restrictions, dedications, conditions, reservations, easements, and other matters shown on Final Subdivision Plats, recorded in Plat Book 151, Pages 289-90; Plat Book 139, Page 99; Plat Book 139, Page 5; and Plat Book 136, Page 45. (PARCEL 2)

17. The following matters disclosed by an ALTA/NSPS survey made by Site Design, Inc. on September 12, 2021, designated Job No. S211201:

Storm drain, as shown on survey
Fiber optic cable in the Northerly and Easterly portions of the subject property;
Sanitary Sewer along the Westerly line of the subject property;
Water meter in the Northeast corner. (PARCEL 1)

18. The following matters disclosed by an ALTA/NSPS survey made by Site Design, Inc. on September 12, 2021, designated Job No. S211202:

Storm drain, as shown on survey. (PARCEL 2)

19. Rights of tenants in possession as tenants only, under unrecorded leases.