

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

2021 Nov 18 01:48 PM

Book: 9533 Page: 343

NC Rev Stamp: \$ 80770.00 Fee: \$ 26.00

Instrument Number: 2021059108

DEED

Excise Tax \$ 80,770.00

Recording Time, Book and Page

PIN: 0747-04-64-7952; 0747-04-64-7687; 0747-04-64-6210; 0747-04-64-9224

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 3 (#157957) - New Lot C-4 (3.557 acres)
Parcel 4 (#157958) - Lot C-5
Parcel 5 (#157964) - Lot C-6
**Parcel 6 (#157965) - Lot C-7 (4.2303 acres), Durham County Registry,
North Carolina**

771: 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>THREECO PARTNERS, 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:

THREECO PARTNERS, LLC, a North Carolina limited liability company

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

By: 
Brian Granath, Manager

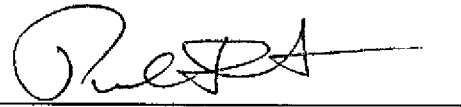
STATE OF Georgia

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 Threeco GP, LLC, a North Carolina limited liability company, as Manager of THREECO PARTNERS, 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

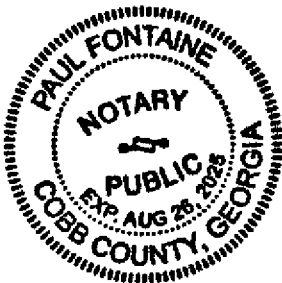


Exhibit A
Description of Property

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

PARCEL 3 (#157957)

BEING ALL OF NEW LOT C-4 (3.557 ACRES, MORE OR LESS), AS SHOWN ON PLAT ENTITLED "STREET CLOSING & RECOMBINATION MAP FOR EMPEROR BOULEVARD" DATED FEBRUARY 2, 1994 AND RECORDED IN PLAT BOOK 132, PAGE 164, DURHAM COUNTY REGISTRY. FOR REFERENCE, SEE PLAT OF OLD LOT C-4 RECORDED IN PLAT BOOK 106, PAGE 3, DURHAM COUNTY REGISTRY.

TOGETHER WITH RECIPROCAL ACCESS EASEMENT AS SET OUT AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN BOOK 2418, PAGE 161, DURHAM COUNTY REGISTRY.

BEING A PORTION OF LAND conveyed by virtue of a Special Warranty Deed from ROC III Fairlead Imperial Center, LLC to ThreeCO Partners, LLC, dated June 20, 2018 and recorded June 25, 2018 in Book 8451, Page 678, Durham County Registry.

PARCEL 4 (#157958)

BEING LOT C-5 AS SHOWN ON MAP ENTITLED "RECOMBINATION OF LOTS C4 & C5 IMPERIAL CENTER" PREPARED BY KENNETH CLOSE, INC. AND RECORDED IN PLAT BOOK 106, PAGE 3, DURHAM COUNTY REGISTRY.

BEING A PORTION OF LAND conveyed by virtue of a Special Warranty Deed from ROC III Fairlead Imperial Center, LLC to ThreeCO Partners, LLC, dated June 20, 2018 and recorded June 25, 2018 in Book 8451, Page 678, Durham County Registry.

PARCEL 5 (#157964)

ALL OF LOT C-6 IMPERIAL CENTER AS SHOWN ON THAT PLAT ENTITLED LOTS C-6 IMPERIAL CENTER RECORDED WITH THE DURHAM COUNTY REGISTRY ON AUGUST 19, 1987 IN BOOK 115, PAGE 74, AND PREPARED BY KENNETH CLOSE, INC., LAND SURVEYING.

TOGETHER WITH THOSE CERTAIN APPURTENANT EASEMENT RIGHTS AS DESCRIBED IN AMENDED AND RESTATED DECLARATION DATED JULY 11, 2000, FILED OF RECORD JULY 11, 2000, IN BOOK 2870, PAGE 21, DURHAM COUNTY REGISTRY, NORTH CAROLINA.

BEING A PORTION OF LAND conveyed by virtue of a Special Warranty Deed from Crown Chelsea Associates, LLC and Crown Oxford Associates, LLC to ThreeCO Partners, LLC, dated June 20, 2018 and recorded June 25, 2018 in Book 8451, Page 685, Durham County Registry.

PARCEL 6 (#157965)

BEING ALL OF LOT C-7 OF IMPERIAL CENTER (CONTAINING 4.2303 ACRES, MORE OR LESS), AS SHOWN ON THAT PLAT ENTITLED "LOTS C-6 & C-7 IMPERIAL CENTER" PREPARED BY KENNETH CLOSE, INC. AND RECORDED IN PLAT BOOK 115, PAGE 74, DURHAM COUNTY REGISTRY.

TOGETHER WITH THOSE CERTAIN APPURTENANT EASEMENT RIGHTS AS DESCRIBED IN AMENDED AND RESTATED DECLARATION DATED JULY 11, 2000, FILED OF RECORD JULY 11, 2000, IN BOOK 2870, PAGE 21, DURHAM COUNTY REGISTRY, NORTH CAROLINA.

BEING A PORTION OF LAND conveyed by virtue of a Special Warranty Deed from Crown Chelsea Associates, LLC and Crown Oxford Associates, LLC to ThreeCO Partners, LLC, dated June 20, 2018 and recorded June 25, 2018 in Book 8451, Page 685, Durham County Registry.

EXHIBIT "B"
PERMITTED EXCEPTIONS

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. (PARCELS 3, 4 & 6)
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. (PARCELS 5 & 6)
7. 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.

8. Terms, provisions, and conditions of a Declaration of Easement and Maintenance Agreement recorded in Book 2418, Page 161.
9. Terms, provisions, and conditions of a Limited Access Easement Agreement recorded in Book 2674, Page 408. (PARCELS 3 & 4)
10. Terms, provisions, and conditions of a Declaration of Easement and Maintenance Agreement recorded in Book 2112, Page 305. (PARCELS 3 & 4)

As affected by Amendment and Modification of Declaration of Easement and Maintenance Agreement recorded in Book 2274, Page 682. (PARCELS 3 & 4)

11. Permanent Right-of-Way Easement recorded in Book 6831, Page 1.
12. Covenants, conditions, and restrictions of a No Protest Covenant recorded in Book 6046, Page 879 (PARCEL 5)
13. Restrictions, dedications, conditions, reservations, easements, and other matters shown on Street Closing and Recombination Map, recorded in Plat Book 132, Page 164. (PARCEL 3)
14. The following matters disclosed by an ALTA/NSPS survey made by Site Design, Inc. on September 12, 2021, designated Job No. S211200:

Storm drain, as shown on survey (PARCELS 3 & 4)
15. The following matters disclosed by an ALTA/NSPS survey made by Site Design, Inc. on September 12, 2021, designated Job No. 160978.01:

Electric Transformer over the Northerly boundary line;
Electric meter in the Northerly portion of the subject property;
Storm drains, as shown on survey;
Overhead power lines in the Northerly portion of the subject property;
Underground power in the Northerly portion of the subject property. (PARCEL 5)
16. The following matters disclosed by an ALTA/NSPS survey made by Site Design, Inc. on September 12, 2021, designated Job No. S160979.01:

Storm drain, as shown on survey;
Water vault over the Northerly boundary line;
Concrete walk over the Northerly boundary line. (PARCEL 6)

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