

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

Electronically Recorded

2022 May 12 12:50 PM

Book: 9692 Page: 772

NC Rev Stamp: \$ 26500.00 Fee: \$ 26.00

Instrument Number: 2022020038

DEED

Excise Tax: 216,500 Recording Time, Book and Page: \_\_\_\_\_

Parcel Identification Number: 0738-02-11-1757

This Deed was prepared by:

James A. Oliver  
Hatch, Little & Bunn, LLP  
327 Hillsborough St  
Raleigh, NC 27603

After recording, please return to:

ARIC PARKWEST, LLC  
610 East Morehead Street, Suite 100  
Charlotte, NC  
ATTN: Barnes Connell

**THERE WERE NO DELINQUENT TAXES AT THE TIME OF TRANSFER OF TITLE.**

BRIEF DESCRIPTION FOR THE INDEX: 4834 NC Highway 55, Durham, NC

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED IS MADE THIS 11<sup>th</sup> DAY OF MAY, 2022, BY AND BETWEEN THE FOLLOWING:

GRANTOR: ECA BULIGO PARKWEST CROSSING, LP, a Delaware limited partnership  
13041 W. Linebaugh Avenue  
Tampa, FL 33067

GRANTEE: ARIC PARKWEST, LLC, a Delaware limited liability company  
610 East Morehead Street, Suite 100  
Charlotte, NC

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, all that certain lot or parcel of land situated in the Township of Durham, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The Property does not include the primary residence of Grantor.

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, through, or under Grantor, other than taxes for the year 2022 and subsequent years not yet due and payable; claims arising under any zoning ordinance; rights of tenants in possession under the unrecorded leases; matters disclosed by a current accurate survey of the premises; and all valid and enforceable easements and restrictions of record.

*[signature appears on the following page]*

Pwx\_Special Warranty Deed

Submitted electronically by "Chicago Title Company, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

ECA BULIGO PARKWEST CROSSING, LP, a Delaware limited partnership

By: ECA Parkwest Crossing, Corp. its General Partner

By: *ce wild*  
Name: Christopher Wild  
Title: Vice President

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of April, 2022 by Christopher Wild.

(NOTARY SEAL) *Jennifer Gonzalez*  
Jennifer Gonzalez



The foregoing certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR DURHAM COUNTY

By: \_\_\_\_\_  
Deputy/Assistant-Register of Deeds

EXHIBIT ALEGAL DESCRIPTION OF PARKWEST CROSSING

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

(AS SURVEYED LEGAL DESCRIPTION)

BEING ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND LOCATED IN DURHAM COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT IN THE WESTERN RIGHT-OF-WAY OF N.C. HIGHWAY 55, SAID MONUMENT "G.C. LOVE" HAVING N.C. GRID COORDINATES OF N = 783,203.3200 AND E = 2,034,432.830; THENCE SOUTH 18 DEGREES 29 MINUTES 11 SECONDS WEST, 332.10 FEET TO A POINT; THENCE SOUTH 18 DEGREES 29 MINUTES 11 SECONDS WEST, 143.64 FEET TO A POINT; THENCE SOUTH 18 DEGREES 29 MINUTES 11 SECONDS WEST, 37.14 FEET TO A POINT; THENCE SOUTH 18 DEGREES 28 MINUTES 02 WEST, 89.11 FEET TO A POINT; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 5992.66 FEET, AN ARC DISTANCE OF 80.94 FEET; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 5992.66 FEET, AN ARC DISTANCE OF 122.96 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 5992.66 FEET, AN ARC DISTANCE OF 106.45 FEET; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 5992.66 FEET, AN ARC DISTANCE OF 197.67 FEET; THENCE NORTH 83 DEGREES 42 MINUTES 31 SECONDS WEST, 201.40 FEET TO THE TRUE POINT AND PLACE OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 42 MINUTES 31 SECONDS WEST, 3.04 FEET TO A POINT; THENCE NORTH 16 DEGREES 17 MINUTES 29 SECONDS EAST, 28.80 FEET TO A POINT; THENCE NORTH 74 DEGREES 00 MINUTES 28 SECONDS WEST, 276.63 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 78.00 FEET, AN ARC DISTANCE OF 120.22 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 30.92 FEET TO A POINT; THENCE NORTH 74 DEGREES 16 MINUTES 15 SECONDS WEST, 88.87 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 23.00 FEET, AN ARC DISTANCE OF 11.92 FEET TO A POINT; THENCE NORTH 44 DEGREES 32 MINUTES 36 SECONDS WEST, 68.89 FEET TO A POINT; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 7.00 FEET, AN ARC DISTANCE OF 3.64 FEET TO A POINT; THENCE NORTH 74 DEGREES 15 MINUTES 35 SECONDS WEST, 12.30 FEET; THENCE NORTH 15 DEGREES 44 MINUTES 13 SECONDS EAST, 159.00 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 47 SECONDS EAST, 18.15 FEET; THENCE NORTH 15 DEGREES 44 MINUTES 12 SECONDS EAST, 12.53 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 78.00 FEET, AN ARC DISTANCE OF 79.58 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 72.00 FEET, AN ARC DISTANCE OF 47.79 FEET TO A POINT; THENCE NORTH 36 DEGREES 05 MINUTES 36 SECONDS EAST, 35.66 FEET; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 72.00 FEET, AN ARC DISTANCE OF 37.42 FEET TO A POINT; THENCE NORTH 06 DEGREES 18 MINUTES 57 SECONDS EAST, 26.75 FEET TO A POINT; THENCE NORTH 83 DEGREES 37 MINUTES 08 SECONDS WEST, 64.81 FEET TO A POINT; THENCE NORTH 06 DEGREES 22 MINUTES 57 SECONDS EAST, 170.00 FEET TO A POINT; THENCE NORTH 57 DEGREES 47 MINUTES 11 SECONDS EAST, 39.48 FEET TO THE RIGHT-OF-WAY OF MEREDITH DRIVE; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 50.73 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.38 FEET TO A POINT; THENCE SOUTH 84 DEGREES 41 MINUTES 53

SECONDS EAST, 130.53 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 352.60 FEET, AN ARC DISTANCE OF 101.54 FEET TO A POINT; THENCE NORTH 78 DEGREES 48 MINUTES 07 SECONDS EAST, 23.74 FEET TO A POINT; THENCE SOUTH 14 DEGREES 06 MINUTES 06 SECONDS WEST, 84.51 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.89 FEET TO A POINT; THENCE SOUTH 77 DEGREES 18 MINUTES 34 SECONDS EAST, 114.32 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 55.33 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 67.20 FEET; THENCE SOUTH 16 DEGREES 17 MINUTES 28 SECONDS WEST, 21.26 FEET TO A POINT; THENCE SOUTH 16 DEGREES 17 MINUTES 28 SECONDS WEST, 161.10 FEET TO A POINT; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.38 FEET TO A POINT; THENCE SOUTH 76 DEGREES 15 MINUTES 26 SECONDS EAST, 142.40 FEET TO A POINT; THENCE NORTH 60 DEGREES 29 MINUTES 58 SECONDS EAST, 34.81 FEET TO THE RIGHT-OF-WAY OF N.C. HIGHWAY 55; THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 5992.66 FEET, AN ARC DISTANCE OF 122.96 FEET TO A POINT; THENCE NORTH 29 DEGREES 34 MINUTES 06 SECONDS WEST, 32.98 FEET TO A POINT; THENCE NORTH 76 DEGREES 15 MINUTES 25 SECONDS WEST, 143.74 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO LEFT WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.16 FEET TO A POINT; THENCE SOUTH 16 DEGREES 17 MINUTES 29 SECONDS WEST, 101.21 FEET TO A POINT; THENCE SOUTH 16 DEGREES 17 MINUTES 29 SECONDS WEST, 229.37 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS, 372,239 SQUARE FEET (8.54 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN AND SUBJECT TO, THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1566, PAGE 975, DURHAM COUNTY REGISTRY, AND ALL EASEMENT RIGHTS GRANTED TO GRANTOR BY DEED OF EASEMENT FROM AFFORDABLE CARE, INC., DATED DECEMBER 20, 1989, RECORDED IN BOOK 1567, PAGE 1, DURHAM COUNTY REGISTRY, AND BY DEED OF EASEMENT FROM GEORGE L. EDWARDS, ET AL, DATED DECEMBER 20, 1989, RECORDED IN BOOK 1567, PAGE 12, DURHAM COUNTY REGISTRY.