

REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2022 Feb 02 10:15:25 AM  
 BK:9605 PG:40-43

DEED  
 FEE: \$26.00  
 INSTRUMENT # 2022004651  
 EXCISE TAX: \$33,700.00  
 DPRUETTE



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 33,700.00

Parcel Identifier No. 153975 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: McKenna N. Ronan/Hervey & Hervey, P.A. (without title examination)

Brief description for the Index: Tract 4 Plat Book 102, Page 169

THIS DEED made this 28<sup>th</sup> day of January, 2022, by and between

GRANTOR	GRANTEE
<p><b>Harrod Properties III, LLC</b>                      a North Carolina limited liability company</p> <p>8730 Cypress Club Drive                      Raleigh, NC 27615</p>	<p><b>Alidade 4900 Prospectus, LLC,</b>                      a North Carolina limited liability company</p> <p>40900 Woodward Ave., Suite 250                      Bloomfield Hills, MI 48304</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, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

**See Exhibit A**

Together with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining thereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6512, Page 290.

All or a portion of the property herein conveyed \_\_\_ includes or XX does not include the primary residence of a 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, under or through Grantor, other than the following exceptions:

See Exhibit B.

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

Harrod Properties III, LLC,  
a North Carolina limited liability company

By: [Signature]  
Keith R. Harrod, Manager

State of NC  
County or City of Wake

I, the undersigned Notary Public of the County or City and State aforesaid, certify that Keith R. Harrod personally appeared before me this day and acknowledged that he is the Manager of Harrod Properties III, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of January 2022.

[Signature]  
Notary Public

(Affix Seal)

Mckenna N. Ronan  
Notary's Printed or Typed Name

My Commission Expires: 1/18/2026

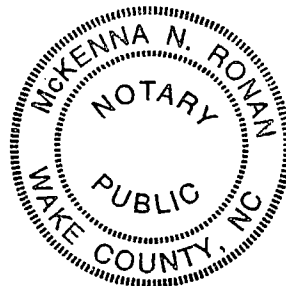


Exhibit A

LYING AND BEING SITUATE IN THE CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE LOCATED IN THE WESTERN MARGIN OF THE RIGHT OF WAY OF PROSPECTUS DRIVE, SAID IRON PIPE BEING LOCATED AT THE NORTHEAST CORNER OF TRACT #3 AS SHOWN ON THAT PLAT AND SURVEY ENTITLED "RESEARCH TRIANGLE INDUSTRIAL PARK WEST" RECORDED IN PLAT BOOK 102, PAGE 169, DURHAM COUNTY REGISTRY; RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING ALONG AND WITH THE NORTHERN PROPERTY LINE OF SAID TRACT #3, NORTH 86-32-45 WEST, 602.27 FEET TO AN IRON PIPE IN THE EASTERN MARGIN OF THE RIGHT OF WAY OF DURHAM & SOUTHERN RAILWAY; THENCE RUNNING ALONG AND WITH THE EASTERN MARGIN OF SAID RIGHT OF WAY NORTH 12-08-23 EAST, 1,119.81 FEET TO AN IRON PIPE; RUNNING THENCE SOUTH 84-00-00 EAST, 433.69 FEET TO AN IRON PIPE IN THE WESTERN MARGIN OF THE RIGHT OF WAY OF PROSPECTUS DRIVE; RUNNING THENCE, ALONG AND WITH THE WESTERN MARGIN OF SAID DRIVE SOUTH 03-27-30 WEST, 1087.66 FEET TO AN IRON PIPE BEING THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF THAT CERTAIN 13.06 ACRE TRACT (THE 13.06-ACRE TRACT) DESCRIBED IN THAT CERTAIN SURVEY ENTITLED "AS-BUILT SURVEY AS OF JUNE 12, 1990, RESEARCH TRIANGLE INDUSTRIAL PARK WEST ASSOCIATES JOINT VENTURE", BY S.D. PUCKETT & ASSOCIATES, INC. DATED AUGUST 21, 1997, AND LAST REVISED AUGUST 21, 1997.

SEE ALSO THE DESCRIPTION OF TRACT 4 AS SHOWN ON THAT PLAT AND SURVEY ENTITLED "PROPERTY OF RESEARCH TRIANGLE INDUSTRIAL PARK WEST" AS PREPARED BY GEORGE C. LOVE, JR., REGISTERED LAND SURVEYOR DATED MARCH 3, 1983, AND RECORDED IN PLAT BOOK 102, PAGE 169, DURHAM COUNTY REGISTRY.

TOGETHER WITH THE PERPETUAL, NONEXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE REAL PROPERTY DESCRIBED IN PARAGRAPH 1 OF THAT CERTAIN DECLARATION OF EASEMENTS, DATED APRIL 21, 1983, RECORDED IN BOOK 1112, PAGE 245, DURHAM COUNTY REGISTRY.

TOGETHER WITH THE PERPETUAL, NONEXCLUSIVE RIGHT TO INSTALL, REPAIR MAINTAIN AND REPLACE UTILITY LINES OVER, IN AND ACROSS THE REAL ESTATE DESCRIBED IN PARAGRAPHS 1 AND 2 OF THAT CERTAIN DECLARATION OF EASEMENTS, DATED APRIL 21, 1983, RECORDED IN BOOK 1112, PAGE 245, DURHAM COUNTY REGISTRY, FOR THE PURPOSE OF PROVIDING WATER, SEWER, DRAINAGE, GAS, ELECTRICAL AND TELEPHONE SERVICE TO THE 13.06-ACRE TRACT.

**Exhibit B**

1. Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
2. Zoning regulations and ordinances.
3. Terms, provisions, covenants, conditions, easements and restrictions as provided in Protective Covenants, Research Triangle Industrial Park West with rights of others therein, recorded in Book 1112, Page 249; amended in Book 1265, Page 224; Book 1308, Page 278 and Book 1382, Page 395, Durham County Registry, none due and payable.
4. Declaration of Easement(s) with rights of others therein, by Jonathan Adam Abram and wife, Rosalind S. Abram; Thomas E. Avent and wife, Judy C. Avent; and John A. Englert and wife, Betty A. Englert recorded in Book 1112, Page 245, Durham County Registry.
5. Right of Way to Duke Power Company, its successors and assigns recorded in Book 177, Page 533; Book 177, Page 540; and Book 230, Page 159, Durham County Registry.
6. Easements for utilities and drainage as shown on plat recorded in Plat recorded in Map Book 102, Page 169, Durham County Registry.
7. Rights of tenants as tenants only under unrecorded leases with no options to purchase or right of first refusal as set forth on the rent roll delivered by Grantor to Grantee on or about the date hereof.