

Excise Tax: \$1,350.00	Recording Time, Book and Page
Tax Lot No. _____	Parcel Identifier No. <u>159210</u>

Mail after recording to: Grantee

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.

Brief description for the Index: Tract 2, 10.008 acres, BM2016, pages 1545-1546

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of October, 2018, by and between

GRANTOR	GRANTEE
<p>RTP 55 Partnership, a North Carolina general partnership</p> <p>105 Meadowglades Lane Cary, NC 27518</p>	<p>Alston Development Partners, LLC, a North Carolina limited liability company</p> <p>3708 Forestview Road, Suite 103 Raleigh, NC 27612</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 Cary, Wake County, North Carolina and more particularly described as follows:

BEING all of Tract 2, containing approximately 10.008 acres, as shown on that plat entitled "Exempt Plat For RTP 55 Partnership", dated December 18, 2014, prepared by Sgroi Land Surveying, PLLC and recorded in Book of Maps 2016, pages 1545-1546, Wake County Registry.

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 3875, page 300, Wake County Registry.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to restrictions and easements of record affecting said property and to 2019 ad valorem taxes and taxes for subsequent years.

[signatures on following page]

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

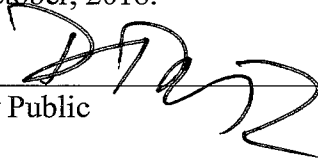
RTP 55 Partnership, a North Carolina general partnership

By:  (Seal)
Hsun-Kang Su, Managing Partner

STATE OF NORTH CAROLINA :
COUNTY OF WAKE :

I, a Notary Public, certify that Hsun-Kang Su personally came before me this day and acknowledged that he is the managing partner of RTP 55 Partnership, a North Carolina general partnership and that by authority duly given he executed the foregoing instrument on behalf of the partnership.

Witness my hand and official seal, this the 9th day of October, 2018.



Notary Public

My Commission expires: _____
AFFIX SEAL

David T Pryzwansky
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires May 12, 2022