

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Sep 24 01:40 PM**  
**Book: 9473 Page: 125**  
NC Rev Stamp: \$ 21300.00 Fee: \$ 26.00  
Instrument Number: 2021048759  
DEED

This Instrument was Prepared By and  
Mail After Recording to:  
Allison K. Bendele, Esq.  
AIC Ventures, L.P.  
2600 Via Fortuna, Suite 260  
Austin, Texas 78745

Tax Parcel Number: 0845-04-53-4157

Excise Tax: \$21,300.00

---

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

THIS DEED is made this 24<sup>th</sup> day of September, 2021, by and between CORMETECH, INC., a Delaware corporation ("Grantor"), having an address of 11707 Steele Creek Road, Charlotte, NC 28273, and NL VENTURES XII INTERNATIONAL, L.L.C., a Delaware limited liability company ("Grantee"), having an address of c/o AIC Ventures, 2600 Via Fortuna, Suite 260, Austin, Texas 78746. 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, its successors and assigns forever, in fee simple, all those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described on Exhibit A attached as follows:

Being in all respects the property situated at 5000 International Dr., Durham, Durham County, North Carolina 27712 (the "Land") more specifically described on Exhibit A attached hereto and incorporated herein by this reference, together with the buildings, structures, fixtures, paving, curbing, and other improvements and landscaping of every kind and nature presently

International Special Warranty Deed\_1

14277190v2.25673.00016

submitted electronically by "Old Republic NCTS"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

situated on, in, or under, or hereafter erected or installed or used in, on, or about the Land (herein collectively referred to as the "Improvements"), and all rights and appurtenances pertaining thereto (the Land, Improvements and all of the other properties, rights and interests mentioned above are herein collectively referred to as the "Property").

The Property hereinabove described was acquired by the Grantor by instrument recorded in Book 1660, Page 186, in the office of the Register of Deeds of Durham County, North Carolina.

No part of the Property described above includes Grantor's primary residence.

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, except for the Permitted Exceptions herein defined.

Title to the Property hereinabove described is subject to (i) all matters of record to the extent such matters are valid, subsisting and affect the Property; (ii) real estate taxes and assessments, both general and special, not yet due and payable; (iii) zoning and building ordinances; and (iv) those matters which would be disclosed by an accurate survey of the Property (the "Permitted Exceptions").

[signature and acknowledgment on next page]

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

GRANTOR:

CORMETECH, INC.,  
a Delaware corporation

By: *Michael F. Mattes*

Name: Michael F. Mattes

Title: President and CEO

STATE OF North Carolina

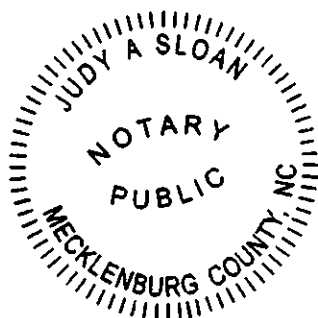
§

COUNTY OF Mecklenburg

§

§

On this 21 day of September, 2021, before me, the undersigned notary public, personally appeared Michael F. Mattes as President and CEO of Cormetech, Inc., a Delaware corporation, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



*Judy A Sloan*

Notary Public

My commission expires: 11/4/2024

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of that 15.0 acre tract of land located along International Drive in Mangum Township, Durham County, North Carolina and more particularly described as follows:

BEGINNING at an iron set in the Eastern right of way margin of International Drive, which point is located in the following nine (9) courses and distances along the Eastern right of way margin of International Drive from an iron set at the intersection of the Northwestern right of way margin of Old Oxford Road (State Road 1004, 180 foot right of way) and the Eastern right of way margin of International Drive:

1. Along the arc of a circular curve to the left having a radius of 2326.83 feet (and a chord bearing and distance of N 49-11-02 W, 168.14 feet) an arc distance of 168.18 feet to an iron set;
2. N 51-15-16 W 321.75 feet to an iron set in the centerline of the 50 foot wide Duke Power easement recorded in Deed Book 1302 at Page 412;
3. Continuing N 51-15-16 W 138.85 feet to an iron set;
4. Along the arc of a circular curve to the left having a radius of 4618.66 feet (and a chord bearing and distance of N 52-18-47 W, 170.66 feet) an arc distance of 170.67 feet to an iron set;
5. N 51-20-31 W 282.34 feet to an iron set;
6. N 50-46-49 W 184.33 feet to an iron set;
7. N 45-34-35 W 185.84 feet to an iron set;
8. N 40-21-05 W 185.83 feet to an iron set; and
9. N 34-55-54 W 114.44 feet to an iron set at the point and place of BEGINNING;

thence along the Eastern right of way margin of International Drive the following four courses and distances:

1. N 34-55-54 W 159.69 feet to an iron set;
2. N 28-08-28 W 225.92 feet to an iron set;
3. N 21-30-50 W 157.04 feet to an iron set; and
4. N 15-02-28 W 206.31 feet to an iron set;

thence leaving the Eastern right of way margin of International Drive and proceeding N 80-39-27 E 1268.79 feet to a point in the centerline of Duke Power Company 50 foot easement recorded in Deed Book 1302 at Page 412; thence along said centerline S 15-15-53 E 142.45 feet to a pole; thence along said centerline S 01-58-55 W 204.65 feet to an

iron set at N.C. Grid Coordinates N-853,131.378, E-2,046,031.88; thence S 61-00-00 W 1112.79 feet to the point and place of BEGINNING; containing 15.0 acres and more particularly shown on the "Survey for Cormetech, Inc." dated February 22, 1991 and prepared by Larry W. Poole & Associates P.A. and recorded in Book 125 at Page 106 of the Durham Public Registry.

Common Address: 5000 International Dr., Durham, Durham County, North Carolina 27712

Tax Parcel No.: 0845-04-53-4157