

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Dec 30 03:05 PM
Book: 9185 Page: 191
NC Rev Stamp: \$ 6400.00 Fee: \$ 26.00
Instrument Number: 2020058023
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,400.00

Parcel Identifier No.:193010

Mail after recording to: Grantee

This instrument was prepared by: Williams Mullen (Chris Trusk), 301 Fayetteville Street, Ste. 1700, Raleigh, NC

Brief Description for the Index: 28.2 acres, more or less, located at 5201 International Drive, Durham, NC 27712

THIS DEED made this 30th day of December, 2020, by and between:

GRANTOR	GRANTEE
TRI Advanced Development Center, LLC, a North Carolina limited liability company 3700 Koppers Street, Suite 530 Baltimore, MD 21227	Coffey Estates LLC a North Carolina limited liability company 618 Goodwin Road Durham, NC 237712

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

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Submitted electronically by "Williams Mullen"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.