

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Nov 19 04:37 PM NC Rev Stamp: \$ 4900.00
Book: 8549 Page: 270 Fee: \$ 26.00
Instrument Number: 2018040254
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,900
Parcel Identifier No. 193010

Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: _____ Mail to: Grantee

This instrument was prepared by: Womble Bond Dickinson (US) LLP, Nellie Shipley Sullivan, 555 Fayetteville Street, Suite 1100, Raleigh, North Carolina 27601

Brief description for the Index: 5201 International Drive, Durham NC

THIS DEED made this 14th day of November, 2018, by and between

GRANTOR	GRANTEE
<p>Southern Research Institute, an Alabama non-profit corporation 2000 9th Avenue South Birmingham, AL 35205</p>	<p>TRI Advanced Development Center, LLC, a North Carolina limited liability company c/o Thermochem Recovery International, Inc. 3700 Koppers Street, Suite 530 Baltimore, MD 21227</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 (the "Land") situated in the Mangum Township, Durham County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

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

Submitted electronically by "Womble Bond Dickinson (US) LLP"
04637561.2 in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

1. Subject to matters shown on recorded Plat Book 135 at Page 88 including the following located on the Land:
 - a. 40-foot front setback line
 - b. 30-foot side and rear setback line
 - c. Overhead transmission line
 - d. Power & utility easement
 - e. 70' public right-of-way
 - f. Easement to cemetery
2. Right of ingress and egress to the cemetery situated on the property adjoining the Land as recorded in Plat Book 135 at Page 88, Book 2176 at Page 106 and Book 3184 at Page 872.
3. Title to that portion of the Land lying within the bounds of the railroad right of way of Norfolk and Western Railway.
4. Easement(s) and/or Right(s) of way to Duke Power Company as recorded in Book 1480 at Page 924.
5. 50-foot Power and Utility Easement recorded in Book 2176 at Page 106.
6. Restrictions appearing of record in Book 1457 at Page 844, Book 1457 at Page 854, and Book 1479 at Page 37.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

Remainder of page left intentionally blank.

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

SOUTHERN RESEARCH INSTITUTE,
an Alabama Non-Profit Corporation

By: [Signature]

Name: JAMES J. BAUM

Title: CFO

STATE OF Alabama

COUNTY OF Jefferson

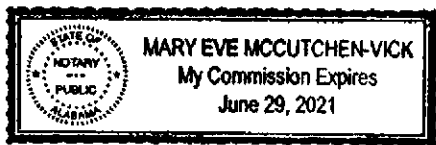
I, the undersigned, a Notary Public of the County and State aforesaid, certify that James J. Baum personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: CFO

Date: 11/14/2018

[Signature]
Notary Public



(Official Seal)

Mary Eve McCutchen Vick
(printed name)

My commission expires: 6/29/2021

EXHIBIT A

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY MARGIN OF INTERNATIONAL DRIVE AS SHOWN IN PLAT BOOK 122, PAGE 111, AND THE NORTHEASTERLY CORNER OF THE TERMINUS OF INTERNATIONAL DRIVE AS SHOWN IN PLAT BOOK 122, PAGE 111, THIS IRON PIN ALSO BEING THE SOUTHEASTERN CORNER OF THE HEREINAFTER DESCRIBED TRACT A; RUNNING THENCE NORTH 65 DEGREES 34 MINUTES 17 SECONDS WEST 70.00 FEET TO A CONTROL CORNER WITH NORTH CAROLINA GRID COORDINATES N 854,621.872 AND E 2,044,807.362; RUNNING THENCE ALONG THE NORTHERN BOUNDARY OF DUKE POWER COMPANY TREYBURN RETAIL SUBSTATION (BOOK 1480, PAGE 923, DURHAM COUNTY REGISTRY) NORTH 73 DEGREES 07 MINUTES 16 SECONDS WEST 650.91 FEET TO A CONTROL CORNER WITH NORTH CAROLINA GRID COORDINATES N 854,810.863 AND E 2,044,184.494; RUNNING THENCE SOUTH 27 DEGREES 59 MINUTES 02 SECONDS WEST 121.93 FEET TO AN IRON PIN; RUNNING THENCE ALONG THE NORTHERN BOUNDARY OF CAMERON GROVE CEMETERY (BOOK 1956, PAGE 560, DURHAM COUNTY REGISTRY) NORTH 43 DEGREES 07 MINUTES 00 SECONDS WEST 244.91 FEET TO AN IRON PIN; RUNNING THENCE NORTH 51 DEGREES 00 MINUTES 00 SECONDS WEST 55.09 FEET TO AN IRON PIN; RUNNING THENCE ALONG THE WESTERN BOUNDARY OF CAMERON GROVE CEMETERY SOUTH 57 DEGREES 24 MINUTES 17 SECONDS WEST 302.40 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 22 DEGREES 42 MINUTES 03 SECONDS WEST 280.00 FEET TO AN IRON PIN; RUNNING THENCE ALONG THE NORTHERN BOUNDARY OF BECTON DICKINSON REAL ESTATE, INC. (BOOK 1480, PAGE 920, DURHAM COUNTY REGISTRY) NORTH 62 DEGREES 04 MINUTES 51 SECONDS WEST 306.86 FEET TO AN IRON PIN; RUNNING THENCE ALONG THE WESTERN BOUNDARY OF A DUKE POWER OVERHEAD TRANSMISSION LINE AND THE EASTERLY BOUNDARY OF THE NORFOLK AND SOUTHERN RAILWAY RIGHT OF WAY NORTH 26 DEGREES 07 MINUTES 56 SECONDS EAST 1,297.27 FEET TO AN IRON PIN; RUNNING THENCE ALONG THE SOUTHERN BOUNDARY OF PROPERTY OWNED BY TREYBURN LIMITED PARTNERSHIP (BOOK 1956, PAGE 560, DURHAM COUNTY REGISTRY) SOUTH 65 DEGREES 34 MINUTES 16 SECONDS EAST 1,355.96 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 66 DEGREES 15 MINUTES 21 SECONDS EAST 70.00 FEET TO AN IRON PIN; RUNNING THENCE ALONG THE EASTERN RIGHT OF WAY MARGIN OF INTERNATIONAL DRIVE A CURVE TO THE RIGHT WITH A RADIUS OF 5,677.00 FEET, AN ARC LENGTH OF 67.84 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 05 MINUTES 11 SECONDS WEST 67.84 FEET TO AN IRON PIN; AND RUNNING THENCE SOUTH 24 DEGREES 25 MINUTES 43 SECONDS WEST 615.00 FEET TO AN IRON, THE POINT AND PLACE OF BEGINNING, BRING SHOWN AS TRACT A, CONTAINING 29.134 ACRES, MORE OR LESS, AS SHOWN ON THAT SURVEY DATED FEBRUARY 8, 1996, PREPARED BY LARRY W. POOLE & ASSOCIATES, REGISTERED LAND SURVEYORS, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 135, PAGE 88, DURHAM COUNTY REGISTRY.

SAVE AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED TRACT THAT HAS BEEN DEDICATED AS PUBLIC RIGHT-OF-WAY OF INTERNATIONAL DRIVE.