

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 JAN 10 03:15:02 PM  
BK:7427 PG:138-145  
DEED  
FEE: \$26.00  
EXCISE TAX: \$5,381.00  
INSTRUMENT # 2014000889  
SCEARNEL



Prepared by: William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579 (without benefit of title exam)  
Mail after recording to: Grantee

Parcel No. Portion of 196934  
Excise Tax. \$ 5,381.00

NORTH CAROLINA  
SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

THIS DEED is made this 9<sup>th</sup> day of January, 2014, by and between:

GRANTOR: TREYBURN CORPORATE PARK, LLC, a North Carolina limited liability company  
2020 W. Main St., Ste. 300  
Durham, NC 27705

and

GRANTEE: PURDUE PHARMA MANUFACTURING L.P., a Delaware limited partnership  
One Stamford Forum  
Stamford, CT 06901-3431

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE 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, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with 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 whomsoever claiming by, under or through Grantor, except for those exceptions set forth on Exhibit B.

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

IN WITNESS WHEREOF, Grantor has executed this deed to be effective as of the day and year first above written.

GRANTOR:

Treyburn Corporate Park, LLC

By: [Signature] (seal)  
Terry Sanford, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Terry Sanford, Jr.

Date: 1/9/14

[Signature]  
Notary Public

Print Name: William A. Anderson III

My Commission Expires: 1/27/14

[Official Seal]



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

All that certain tract or parcel land lying and being situate in Mangum Township, Durham County, North Carolina, and being more particularly described as follows:

BEING all of that tract designated "New Lot 1" containing 52.01 acres as shown on the plat entitled "Purdue Pharma Manufacturing LP" by The John R. McAdams Company, Inc. dated November 18, 2013, and recorded in Plat Book 192, Pages 366 & 367, Durham County Registry (the "Plat");

TOGETHER WITH a perpetual non-exclusive easement over, under, and upon International Drive as International Drive is shown on the plats recorded in Plat Book 122, Page 111, Plat Book 135, Page 88, Plat Book 192, Pages 268-269, and on the Plat, all of the Durham County Registry, for the installation and maintenance of utilities to serve the Property and for vehicular and pedestrian ingress, egress, and regress to and from Property to and from Old Oxford Road (SR 1004) (the "Access and Utility Easement"). Notwithstanding anything herein to the contrary, no warranties of any type, neither express nor implied, are given by Treyburn Corporate Park, LLC with respect to the Access and Utility Easement;

RESERVING THEREFROM the following easements for the benefit of Grantor and its successors and assigns:

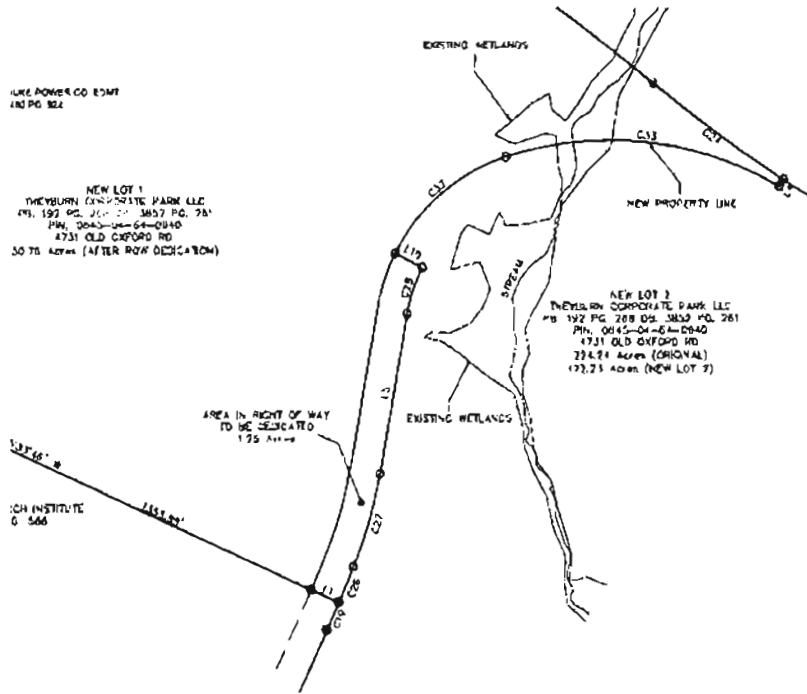
(a) a non-exclusive easement appurtenant to "New Lot 2" containing 172.23 acres, owned by Grantor, and shown on the Plat, over, under, and upon the portion of the Property seventy feet in width shown on Exhibit A-1 as "Area in Right of Way to be Dedicated 1.25 Acres" (the "Access Road") for the installation and maintenance of utilities serving New Lot 2 and for vehicular and pedestrian ingress, egress, and regress to and from New Lot 2; provided that this easement in this section (a) shall terminate when the Access Road has been dedicated to, and accepted by, the State of North Carolina for maintenance;

(b) a non-exclusive temporary construction easement over, under, and upon a strip of land beginning at the terminus of the Access Road and running along with and adjacent to the southeastern boundary line of the Property to the eastern boundary of the Property and being twenty feet or such greater width as shall be reasonably necessary to complete the portion of International Drive beyond the Access Road, provided, that such easement shall not encroach on any improvement placed on the Property by Grantee other than driveways; and further provided that this easement in this section (b) shall terminate when such portion of International Drive has been dedicated to, and accepted by, the State of North Carolina for maintenance and waterlines installed, if any, have been dedicated and accepted by the City of Durham; and

(c) a non-exclusive temporary construction easement over, under, and upon the Access Road and a strip of land running along with and adjacent to the western boundary line of the Access Road to the terminus of the Access Road and being twenty feet or such greater width as shall be reasonably necessary to complete certain improvements within the Access Road under certain circumstances in accordance with Section 6.4(a)(v) and (vi) of the Option

Agreement to Purchase Property between Grantor and Grantee effective as of May 10, 2013, as amended (the "Agreement"); provided, that such easement shall not encroach on any improvement placed on the Property by Grantee other than driveways; and further provided that this easement in this section (c) shall terminate when the Access Road has been dedicated to, and accepted by, the State of North Carolina for maintenance and the Waterline (as defined in the Agreement) has been dedicated and accepted by the City of Durham.

### EXHIBIT A-1 ILLUSTRATION SHOWING ACCESS ROAD



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.