

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 14 01:38 PM NC Rev Stamp: \$ 1275.00
Book: 8488 Page: 188 Fee: \$ 26.00
Instrument Number: 2018028541
DEED

Revenue stamps: \$1,275.00
Parcel ID: 157942

Prepared by: Michael F. King, Esq., K&L Gates LLP
P.O. Box 17047, Raleigh, NC 27609
Return to: Barry D. Mann, Manning, Fulton & Skinner, P.A.
3605 Glenwood Ave., Suite 500, Raleigh, NC 27612

Brief Description for the
Index

Tract H1, Plat Book 199, Page 190, Durham
County Registry

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 13th day of August, 2018, by and between

GRANTOR

GRANTEE

**PETULA PROLIX DEVELOPMENT
COMPANY**, an Iowa corporation

with a mailing address of:
801 Grand Avenue
Des Moines, Iowa 50392

IMPERIAL POINT III, LLC,
a North Carolina limited liability company

with a mailing address of:
1201 North Fordham Boulevard
Chapel Hill, NC 27514

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And 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 claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

1. Taxes for the year 2019, and subsequent years, not yet due and payable.
2. Restrictions appearing of record in Book 3287, Page 313 as amended in Book 4563 at Page 487.
3. Subject to matters shown on plats recorded in Plat Book 181 at Page 39 and Plat Book 189 at Pages 37 & 39.
4. Declaration of Joint Access Easements recorded in Book 6746 at Page 656, as amended by that certain First Amendment to Declaration of Joint Access Easements recorded in Book 6918 at Page 474.
5. Revocable License Agreement for Parking Access recorded in Book 6918 at Page 480.
6. Right of Way Agreement to Duke Energy Carolinas, LLC recorded in Book 5551 at Page 958.
7. Use Restrictions recorded in Book 3287 at Page 346.
8. Subject to matters shown on plat recorded in Plat Book 199 at Page 190.
9. Easements, covenants, conditions, restrictions and other matters of record affecting the Property.
10. Any matters and conditions as would be revealed by a current, accurate physical survey of the Property.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly authorized and signed in its name this 10th day of August, 2018, and delivered as of the date indicated on the first page of this Deed.

PETULA PROLIX DEVELOPMENT COMPANY,
an Iowa corporation

By: PRINCIPAL REAL ESTATE INVESTORS, LLC,
a Delaware limited liability company, its authorized agent

By: [Signature]
Name: Kristen P. Bro
Title: Sr. Acquisition Consultant

By: [Signature]
Name: Jeremy Dunlavey
Title: Dir-Acquisitions/Dispositions

STATE OF IOWA

COUNTY OF POLK

I, Carmen M. Gomez, a Notary Public of the State of Iowa, and County of Polk, do hereby certify that Kristen P. Bro and Jeremy Dunlavey, of PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, authorized agent for PETULA PROLIX DEVELOPMENT COMPANY, an Iowa corporation, personally appeared before me this day, and being by me duly sworn, say that they executed the foregoing and annexed instrument as Sr. Acquisition Consultant and Dir-Acquisitions/Dispositions respectively, of PRINCIPAL REAL ESTATE INVESTORS, LLC, for and on behalf of said PETULA PROLIX DEVELOPMENT COMPANY and that the authority of PRINCIPAL REAL ESTATE INVESTORS, LLC to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded on the 25th day of March, 2008 in the Office of the Register of Deeds of the County of Durham, State of North Carolina, in Book 5906, Page 763, and that this instrument was executed under and by virtue of the authority given by said instrument.

Witness my hand and official stamp or seal, this the 10th day of August, 2018.

My commission expires:

August 8, 2020

[Signature]
Notary Public

(Affix Notary Stamp or Seal below) Print Name: Carmen M. Gomez

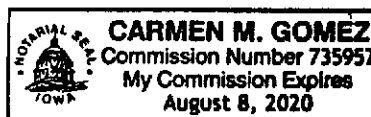


Exhibit A

BEING all that certain tract or parcel of land located in Durham County, North Carolina and being more particularly described as follows:

BEING all of that certain tract or parcel of land identified as Tract H1 containing 1.35 acres (58,710 SF) as shown on that certain plat of survey recorded in Plat Book 199, Page 190, Durham County Registry, which plat is referenced for a more particular description.

Together with all rights and obligations as set forth in that certain (i) Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 3287, page 313, as amended by that certain Amendment recorded in Book 4563, page 487, Durham County Registry, and (ii) Declaration of Joint Access Easements recorded in Book 6746, page 656, as amended by that certain First Amendment to Declaration of Joint Access Easements recorded in Book 6918, page 474, all Durham County Registry.