

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Nov 01 04:11 PM NC Rev Stamp: \$ 3392.00
 Book: 8057 Page: 696 Fee: \$ 26.00
 Instrument Number: 2016038344
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,392.00

Parcel Identifier 0747-04-43-7802 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph B. Bass III, Manning, Fulton & Skinner, P.A., Post Office 20389, Raleigh, NC 27619-0389

Brief description for the Index: Lot 3, Page Road Office Recombination Plat, Plat Book 196, page 224 pages 223 and 224

THIS DEED made as of the 1st day of November, 2016, by and between

GRANTOR	GRANTEE
Churchill Partners LLC, a North Carolina limited liability company	Churchill Place Office Venture, LLC, a Delaware limited liability company
c/o Tri Properties, Inc. 4309 Emperor Boulevard, Suite 110 Durham, NC 27703	c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

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, parcel of land, or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

BEING all of Lot 3, Page Road Office, containing approximately 8.65 acres, as shown on that plat titled "Page Road Office Recombination Plat" recorded in Plat Book 196, ~~page 224~~, Durham County Registry.
pages 223 and 224,

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7839, page 977, Durham County Registry.

None of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 196, ~~page 224~~, Durham County Registry.
pages 223 and 224

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:

See Exhibit A attached hereto and incorporated herein.

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

CHURCHILL PARTNERS LLC, a North Carolina limited liability company

By: _____
Print/Type Name: Gregory J. Sanchez
Title: Manager



Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he or she signed the foregoing document: Gregory J. Sanchez, Manager of Churchill Partners LLC, a North Carolina limited liability company.
(name of signer)

Date: Oct. 27, 2016

(Affix Official Seal below)

Shanatha Langley
Official Signature of Notary Public

Notary Public
Print Name: Shanatha Langley

My commission expires: Jan 26, 2021

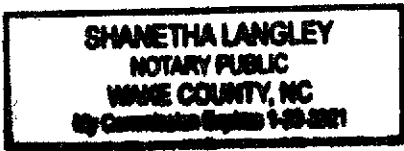


EXHIBIT A

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the date of this deed but prior to the date of its recording.
2. Taxes or assessments for the year 2017, and subsequent years, not yet due or payable.
3. Covenants, conditions, restrictions, easements, and liens provided for in that Declaration recorded in Deed Book 1157, Page 237, as amended by those amendments recorded in Deed Book 1468, Page 914; Deed Book 1659, Page 799; and Deed Book 2548, Page 431, and then amended and restated by that certain Amended and Restated Declaration recorded in Deed Book 2870, Page 21, all of the Durham County Registry. Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park dated August 29, 2000, and recorded in Deed Book 2902, Page 574, Durham County Registry, as amended by that instrument titled Second Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park dated January 1, 2003, and recorded in Deed Book 3759, Page 753, Durham County Registry, and as further amended by that instrument titled Third Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park effective May 4, 2004, and recorded in Deed Book 4377, Page 609, Durham County Registry, as amended by that instrument titled Fourth Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park effective as of October 4, 2004, and recorded in Deed Book 4564, Page 832, Durham County Registry, and as further amended by that instrument titled Fifth Supplemental Amendment to the Amended and Restated Declaration for Imperial Center Business Park effective as of February 11, 2016, and recorded in Deed Book 7871, Page 939, Durham County Registry, and any related maps, plans, bylaws, and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations, or other adverse circumstance affecting the Title disclosed by plats recorded in Plat Book 150, Page 103; Plat Book 188, Page 59; Plat Book 125, Page 112; and Plat Book 195, Page 271, all of the Durham County Registry.
5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the title to the Property disclosed by survey titled "ALTA/NSPS Land Title Survey of Page Road Office, Triangle Township, Durham County, North Carolina" by Ronald T. Frederick, P.L.S., The John R. McAdams Company, Inc., dated October 10, 2016, revised October 11, 2016, signed and sealed October 18, 2016, and designated as Project No. TRI-14020.
6. Title to that portion of the Land within the bounds of burial grounds shown on that plat recorded in Plat Book 125, Page 112, Durham County Registry, together with right of ingress, egress, and regress thereto.
7. Declaration of Cross Access Easements and Restrictive Covenants dated April 26, 2016, and recorded April 27, 2016, in Deed Book 7918, Page 168, Durham County Registry.
8. Easements to Duke Power Company recorded in Book 2643, Page 961; Book 1489, Page 28; Book 1153, Page 480; and Book 1144, Page 46, all of the Durham County Registry.
9. Right of Way and/or Easement to North Carolina Department of Transportation recorded in Book 2907, Page 492, Durham County Registry.
10. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations, or other adverse circumstance affecting the Title disclosed by that subdivision plat entitled "Page Road Office Recombination Plat" prepared by The John R.

McAdams Company, Inc., dated August 1, 2016, last revised September 8, 2016, and recorded on October 6, 2016, in Plat Book 196, ~~Page 224~~, Durham County Registry.

Pages 223 and 224

11. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law, and not shown by the public records, resulting from the below parties contracting with Grantor and their respective contracts being assumed by the Grantee:
- a. Falcon Engineering, Inc., a North Carolina corporation; and
 - b. Little Diversified Architectural Consulting, Inc., a North Carolina corporation.