

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 NOV 07 01:49:03 PM  
BK:8060 PG:844-848  
DEED  
FEE:\$26.00  
EXCISE TAX: \$83,000.00  
INSTRUMENT # 2016038932  
APRILJ



2016038932

PREPARED BY:  
Tyler Buswell  
Kirton McConkie  
40 E. South Temple, Ste. 400  
Salt Lake City, UT 84111

RETURN TO: GRANTEE

Reviewed in NC by:  
Kilpatrick Townsend & Stockton LLP

Tax Parcel Nos.: 141747, 141748, 141749, 141750, 141751, 210540

Excise Tax: \$83,000.00

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 4<sup>th</sup> day of November, 2016, by and between **PROPERTY RESERVE, INC.**, a Utah non-profit corporation ("Grantor"), having an address of 51 South Main Street, Suite 301, Salt Lake City, Utah 84111, and to **TDC BLUE QUADRANGLE, LLC**, a Delaware limited liability company ("Grantee"), having an address of c/o The Dilweg Companies, LLC, 5310 South Alston Avenue, Suite 210, Durham, NC 27713. 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 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 situated in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

None of the Property conveyed herein includes the primary residence of the Grantor.

The Property was acquired by the Grantor by instruments recorded in Book 2260, Page 494, and Book 5987, Page 801, Register of Deeds of Durham County, North Carolina.

Maps showing the Property are recorded in Plat Book 115, Page 193, Plat Book 116, Page 23, Plat Book 109, Page 188, Register of Deeds of Durham County, North Carolina.

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, except for the exceptions hereinafter stated.

Title the Property hereinabove described is subject to the following exceptions:

- 1. Ad valorem taxes for the current year, not yet due and payable; and
- 2. Restrictions set forth on Exhibit B attached hereto and made a part here.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

**GRANTOR:**

PROPERTY RESERVE, INC.,  
a Utah non-profit corporation

By: *TK*  
 Name: TOM KING  
 Its: VICE PRESIDENT

By: *Michael W. Johnson*  
 Name: MICHAEL W. JOHNSON  
 Its: SECRETARY

STATE OF UTAH

COUNTY OF SALT LAKE

I, VALERIE K. KELLER, a Notary Public for said County and State, do hereby certify that TOM KING, the VICE PRESIDENT of Property Reserve, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said limited liability company, and in his/her capacity as VICE PRESIDENT of said corporation and in its behalf.

WITNESS my hand and official stamp or seal, this 4<sup>th</sup> day of November, 2016.

*Valerie K. Keller*  
 Notary Public  
 My Commission Expires: 06/13/2019

[Notary Seal]



STATE OF UTAH

COUNTY OF SALT LAKE

I, VALERIE K. KELLER, a Notary Public for said County and State, do hereby certify that MICHAEL W. JOHNSON, the SECRETARY of Property Reserve, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said limited liability company, and in his/her capacity as SECRETARY of said corporation and in its behalf.

WITNESS my hand and official stamp or seal, this 4<sup>th</sup> day of November, 2016.

*Valerie K. Keller*

Notary Public

My Commission Expires: 06-13-2019

[Notary Seal]



Exhibit A

TRACT 1:

141749 (6330 Quadrangle, Lot 1)

All of Lot 1 (7.703 acres more or less) as more particularly described on that certain plat entitled "Two Quadrangle - Linpro Chapel Hill Offices III Limited, Triangle Township, Durham County, North Carolina" recorded in Plat Book 115, Page 193, Durham County Registry.

141748 (6320 Quadrangle, Lot 2)

All of Lot 2 (5.017 acres more or less) as more particularly described on that certain plat entitled "Two Quadrangle - Linpro Chapel Hill Offices III Limited, Triangle Township, Durham County, North Carolina" recorded in Plat Book 115, Page 193, Durham County Registry.

TRACT 2:

141750 (6350 Quadrangle, Lot 3)

All of Lot 3 (3.674 acres more or less) as more particularly described on that certain plat entitled "Three Quadrangle - Linpro Chapel Hill Offices IV Limited, Triangle Township, Durham County, North Carolina" recorded in Plat Book 116, Page 23, Durham County Registry.

141751 (6340 Quadrangle, Lot 4)

All of Lot 4 (5.742 acres more or less) as more particularly described on that certain plat entitled "Three Quadrangle - Linpro Chapel Hill Offices IV Limited, Triangle Township, Durham County, North Carolina" recorded in Plat Book 116, Page 23, Durham County Registry.

TRACT 3:

Being all of Lot 7, containing 3.670 acres, more or less as more particularly described on that certain plat entitled, "Two Quadrangle - Linpro Chapel Hill Offices III Limited, Triangle Township, Durham County, North Carolina" and recorded in Plat Book 115, Page 193, Durham County Registry.

Lot 6:

Being that certain area shown as "Open Space", containing 0.788 acres, more or less as more particularly described on that certain plat entitled, "The Quadrangle - Lot 5 - Final Plat" and recorded in Plat Book 109, Page 188, Durham County Registry.

**Exhibit B**

1. Taxes for the year 2017, which are a lien, but not yet due and payable, and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 109, Page 188, Durham County Registry.
3. Ordinance of Annexation recorded in Book 1250, Page 315, Durham County Registry.
4. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s).
5. Right(s) of way to General Telephone Company of the Southeast, a Virginia corporation recorded in Book 1267, Page 266, Durham County Registry.
6. Easement to Duke Power Company recorded in Book 1273, Page 484, Durham County Registry.
7. Agreement and Declaration for Joint Driveway and Access Easement with rights of others therein recorded in Book 1543, Page 348, Durham County Registry. (as to Lots 3 and 4)
8. Easement to Duke Power Company recorded in Book 1546, Page 72, Durham County Registry. (as to Lot 3)
9. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants, Conditions and Restrictions for Quadrangle Office Park, recorded in Book 1665, Page 8; with Amendments recorded in Book 2258, Page 5 and Book 5987, Page 778, Durham County Registry.
10. Easement to Duke Power Company recorded in Book 2000, Page 264, Durham County Registry. (as to Lots 1, 2, and 4)
11. Easement to Duke Power Company recorded in Book 2079, Page 931, Durham County Registry. (as to Lots 1, 2, 3 and 4)
12. Terms and provisions of that certain unrecorded Lease executed by Property Reserve, Inc. to RHO, Inc. as evidenced by a Memorandum of which is recorded in Book 4735, Page 42, Durham County Registry. (as to Lot 1)
13. Terms and provisions of that certain unrecorded Lease executed by Property Reserve, Inc. to The University of North Carolina at Chapel Hill as evidenced by a Memorandum of which is recorded in Book 7736, Page 736, Durham County Registry. (as to Lot 4)
14. Terms and provisions of that certain unrecorded Lease executed by Property Reserve, Inc. to The University of North Carolina at Chapel Hill as evidenced by a Memorandum of which is recorded in Book 7736, Page 739, Durham County Registry. (as to Lot 4)