

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2022 Mar 18 12:53 PM**  
**Book: 9644 Page: 801**  
 NC Rev Stamp: \$ 17500.00 Fee: \$ 26.00  
 Instrument Number: 2022011539  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$17,500.00	Recording Time, Book and Page
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Tax Parcel Number: 0747-03-02-3852

Mail after recording to: Grantee  
 This instrument was prepared by: Alexander Ricks PLLC (EBR) (without title examination)  
 1420 E. Seventh Street, Suite 100  
 Charlotte, NC 28204

Brief Description for the Index: 630 Davis Drive, Durham, NC

THIS DEED made <sup>as of the</sup> ~~this~~ 18<sup>th</sup> day of March, 2022, by and between:

GRANTOR	GRANTEE
<p><b>Origin-Keystone Holding, LLC,</b>                      a Delaware limited liability company</p> <p>121 West Wacker Drive, Suite 1000                      Chicago, IL 60601</p>	<p><b>630 Davis Drive LLC,</b>                      a North Carolina limited liability company</p> <p>5121 Kingdom Way, Suite 200                      Raleigh, NC 27607</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 situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A**

The property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 8146, Page 967 of the Durham County Public Registry.

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 Permitted Exceptions (as such term is defined below).

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the following (hereinafter referred to collectively as the "**Permitted Exceptions**"):

- 1) The lien of ad valorem real estate taxes not yet due and payable as of the Closing Date;
- 2) Matters which would be disclosed by an accurate survey and/or inspection of the Real Property;
- 3) The rights of the Tenants under the Leases; and
- 4) Matters of record.

[Signature Page Follows]

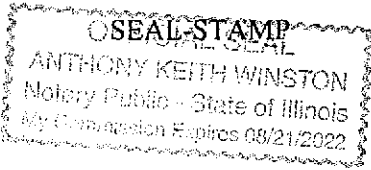
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

ORIGIN-KEYSTONE HOLDING, LLC,  
a Delaware limited liability company

By: *Marc Turner*  
Name: Marc Turner  
Title: Manager

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State of IL,  
County of Cook



I, a Notary Public for the State of IL, Cook County, do hereby certify that Marc Turner personally appeared before me this day and acknowledged that he signed the foregoing instrument.

Witness my hand and official stamp or seal, this 15 day of March, 2022.

*Anthony Keith Winston* Notary Public

My commission expires: 08-21-2022

**EXHIBIT A**

**Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:**

**Being all of Lot 1 as shown on that plat entitled "Keystone Office Park Lots 1, 2, 3" recorded in Plat Book 188, Page 275, Durham County Registry.**

**TOGETHER WITH the non-exclusive, perpetual easements for access and utilities and other rights set forth in the Declaration of Covenants, Conditions and Restrictions for Keystone Office Park, recorded in Book 2555, Page 135, Durham County Registry, as amended by Amendment to Declaration and Declaration of Annexation for Keystone Office Park, recorded in Book 2759, Page 140, Durham County Registry, as amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Keystone Office Park, recorded in Book 6878, Page 777, Durham County Registry, as amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Keystone Office Park, recorded in Book 8141, Page 949, Durham County Registry.**