

WAKE COUNTY, NC 162
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/24/2018 15:31:58
STATE OF NC REAL ESTATE
EXCISE TAX: \$270,500.00
BOOK:017028 PAGE:01076 - 01080

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$270,500

Tax Parcel Nos. 0736790977 and 0736690741 Parcel Identifier No. _____ Verified by _____
County on the ____ day of _____, 20__ By: _____

Mail to: Ingram Yuzek Gainen Carroll & Bertolotti, LLP, 250 Park Avenue, 6th Floor, New York, NY 10177, Attn: Shane O'Neill, Esq.

This instrument was prepared by: William C. Matthews, Jr., Womble Bond Dickinson (US) LLP, One Wells Fargo Center, Suite 3500, 301 South College Street, Charlotte, North Carolina 28202 (without title examination)

Brief description for the Index: Site 14, Book of Maps 1996, Page 1253; Lot 9, Book of Maps 1997, Page 1511

THIS DEED made this 24th day of January, 2018, by and between

GRANTOR	GRANTEE
<p>LONGLEAF PINE FUNDING COMPANY LLC, a Delaware limited liability company</p> <p>c/o 90 North Real Estate Partners LLP 155 North Wacker Drive, Suite 4250 Chicago, IL 60606</p>	<p>DEVELOPMENT DRIVE MORRISVILLE, LP, a Delaware limited partnership</p> <p>c/o Sentinel Real Estate Corporation 1251 Avenue of the Americas, 35th Floor New York, NY 10020 Attn: Martin J. Cawley</p>

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 or parcel of land and the improvements thereon situated in Wake County, North Carolina and more particularly described as follows:

See **EXHIBIT A** attached hereto and incorporated by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15918 page 2393 in the Office of the Register of Deeds of Wake County.

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

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, subject to (A) the lien for ad valorem real estate taxes and assessments not yet due and payable; (B) all rights-of-way of record, easements of record, restrictions of record, limitations of record, covenants of record and other matters of record, (C) all zoning, building and other governmental restrictions and regulations, (D) all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate, (E) the rights of tenants in possession, (vi) any choate and inchoate liens and lien rights arising out of acts, or that are the responsibility, of Lenovo Global Technology (United States) Inc., a Delaware corporation, or its successor or assign, as "Tenant" under the Second Amended and Restated Lease Agreement: Office and Laboratory, dated November 28, 2014, a memorandum of which is recorded in the Office of the Register of Deeds of Wake County in Book 15870, Page 519; and (vii) matters arising out of acts of Grantee, and those claiming, by, through and under Grantee (collectively, the "Permitted Exceptions").

LIMITATION ON LIABILITY. EACH OF GRANTOR AND GRANTEE ACKNOWLEDGES AND AGREES THAT NO TRUSTEE, DIRECTOR, HOLDER OF ANY BENEFICIAL INTERESTS, MEMBER, MANAGER, SHAREHOLDER, OFFICER OR EMPLOYEE OF GRANTOR OR GRANTEE OR ANY AFFILIATE OF GRANTOR OR GRANTEE SHALL HAVE ANY PERSONAL LIABILITY, DIRECTLY OR INDIRECTLY, UNDER THIS INSTRUMENT, OR UNDER ANY CERTIFICATE, REPRESENTATION, WARRANTY OR OTHER INSTRUMENT DELIVERED IN CONNECTION HEREWITH, AND EACH PARTY HERETO SHALL HAVE RECOURSE HEREUNDER ONLY AGAINST THE OTHER PARTY'S ASSETS.


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.

[remainder of page left intentionally blank]

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

LONGLEAF PINE FUNDING COMPANY LLC,
a Delaware limited liability company

By: GSS Contract Services 90 North, Inc.,
a Delaware corporation


By: 
Name: Kevin J. Corrigan
Title: Vice President

State of New York - County or City of New York

I, the undersigned Notary Public of the County or City of Nassau and State aforesaid, certify that Kevin J. Corrigan personally came before me this day and acknowledged that he is the Vice President of GSS Contract Services 90 North, Inc., a Delaware corporation, which is the sole member of Longleaf Pine Funding Company LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 23rd day of January, 2018.

12/19/19
My Commission Expires:
(Affix Seal)


Notary Public
Tara Brown
Notary's Printed or Typed Name\

TARA BROWN
Notary Public, State of New York
Reg. No. 01BR6253531
Qualified in Nassau County
My Commission Expires Dec. 19, 2019

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Exhibit A to Special Warranty Deed
Legal Description

All those certain lots or parcels of land situate in Wake County, State of North Carolina, and being more particularly described as follows:

AS TO 7001 AND 7501 DEVELOPMENT DRIVE:

All of that property shown as Site 14, containing 25.48 acres, more or less, shown on a Map of a survey entitled "BOUNDARY SURVEY OF SITE 14-RESEARCH TRIANGLE PARK, PROPERTY OF RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA, Cedar Fork Township, Wake County, North Carolina," prepared by Boney and Associates, Inc., Engineers, Raleigh, N.C. and recorded in Book of Maps Book 1996, Page 1253, Wake County Registry;

TOGETHER WITH an open space easement ("Open Space Easement") over all of that property ("Open Space Easement Property") described as "Natural Area Preserve", containing 16.42 acres, more or less, as set forth in deed recorded in Book 6352, Page 660, Wake County Registry, and in Correction Deed recorded in Book 7126, Page 64, Wake County Registry, and as more particularly described and shown on a plat of a survey recorded in Book of Maps 1996, Page 1253, Wake County Registry; and

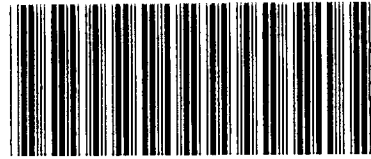
FURTHER TOGETHER WITH appurtenant rights and benefits of the Permanent Driveway Easement and Permanent Pedestrian Access Easement as contained in the certain Access Easement Agreement recorded in Book 7658, Page 840, Wake County Registry.

AS TO 8001 DEVELOPMENT DRIVE:

Being all of that property described as Lot 9, containing approximately 41.631 acres, as shown on a plat of a survey prepared by Piedmont Olsen Hensley, Engineers, Architects, Planners, Surveyors, entitled "Survey For, Research Triangle Foundation of North Carolina, Cedar Fork Township, Wake County, North Carolina," recorded in Plat Book 1997, Page 1511, Wake County Registry;

TOGETHER WITH an open space easement over all of that property designated NATURAL AREA PRESERVE ASSIGNED TO LOT 9" containing 6.287 acres, more or less ("Natural Area Preserve Easement Property"), as set forth in deed recorded in Book 7648, Page 247, Wake County Registry, and shown on a plat of a survey by Piedmont Olsen Hensley Engineers, Architects, Planners, recorded in Plat Book 1997, Page 1511, Wake County Registry; and

FURTHER TOGETHER WITH appurtenant rights and benefits of the Permanent Driveway Easement and Permanent Pedestrian Access Easement as contained in the certain Access Easement Agreement recorded in Book 7658, Page 840, Wake County Registry.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Charles P. Gilliam
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 5 # of Pages MF