

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 OCT 30 12:45:58
BK:7815 PG:900-904
DEED
FEE: \$26.00
EXCISE TAX: \$4,000.00
INSTRUMENT # 2015036488
APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: Durham Count: \$4,000.00 Wake County: \$00.00

Parcel Identifier No. 0747-03-91-9675, 0757-03-01-2597, 0757-03-01-5468

Verified by _____ County on the ____ day of _____, 20_____

By: _____

Mail/Box to: GRANTEE at 8900 Keystone Crossing, Suite 100, Indianapolis, Indiana 46240

This instrument was prepared by: Shor Law Firm, PLLC, Nina Shor, 6000 Fairview Rd., Suite 1200, Charlotte, NC 28210

Brief description for the Index: 702, 710 and 720 Slater Road, Durham and Wake County, NC

THIS DEED made as of the 30th day of October, 2015 by and between

GRANTOR

Richard Rovie Jones, Jr. and his spouse, Linda Moss Jones
and Linda J. Hester, a widow

Mailing Address:

3600 W. Mill Forest Court
Raleigh, North Carolina 27606

GRANTEE

SCP Slater, LLC, a North Carolina limited liability
company

Mailing Address:

8900 Keystone Crossing, Suite 100
Indianapolis, Indiana 46240

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 Wake County, and Durham County, North Carolina and more particularly described as follows and includes any and all rights to the abandoned roadbed of Old Slater Road, and any right of way of former Slater Road (NCSR 1974)(the "Property"):

BEING ALL OF See Exhibit A attached hereto and made a part hereof.

PROPERTY ADDRESS: 702, 710 and 720 Slater Road, Durham and Wake County, NC Parcel ID Nos. 0747-03-91-9675, 0757-03-01-2597, 0757-03-01-5468

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6136 at Page 841 of the Wake County Public Registry.

A map showing the above described property is recorded in Map Book 144 at page 152.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

See Exhibit B attached hereto and made a part hereof.

THE PROPERTY CONVEYED DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

[signatures on following page]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing this 28 day of October, 2015 and delivered as of the day and year first above written.

Richard Rovie Jones, Jr.
Richard Rovie Jones, Jr.

Linda Moss Jones
Linda Moss Jones

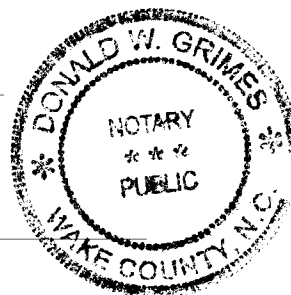
Linda J. Hester
Linda J. Hester

STATE OF NORTH CAROLINA
COUNTY OF WAKE:

I, the undersigned Notary Public for said County and State, do hereby certify that Richard Rovie Jones, Jr. and his spouse, Linda Moss Jones personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp/seal this 28 day of October, 2015.

Donald W. Grimes
Notary Public
Printed Name: Donald W. Grimes
My Commission Expires: 10/9/2020



STATE OF NORTH CAROLINA
COUNTY OF WAKE:

I, the undersigned Notary Public for said County and State, do hereby certify that Linda J. Hester, a widow, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp/seal this 28 day of October, 2015.

Donald W. Grimes
Notary Public
Printed Name: Donald W. Grimes
My Commission Expires: 10/9/2020

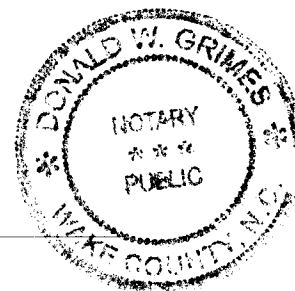


Exhibit A
to Deed to SCP Slater, LLC

Being all of that certain lot or parcel of land situated in Wake County and Durham County, North Carolina and being described as follows:

BEING ALL of Lots 1, 2, and 3, Richard R. Jones et al, according to the plat thereof recorded in Plat Book 144, Page 152, in the Office of the Register of Deeds of Durham County, North Carolina.

The Same Property Described As:

BEGINNING at an Iron Pipe along the Northern Right of Way of Slater Road. Said Point also having an NC Grid Nad 83 coordinate of N.771297.66 E.2049947.71; Thence leaving said Right of Way North 00°49'41" East a distance of 170.83 feet to an Iron Pipe; thence North 76°00'00" East a distance of 4.97 feet to an Iron Pipe; thence North 76°03'50" East a distance of 44.99 feet to an Iron Pipe; thence North 03°53'52" East a distance of 100.08 feet to an Iron Pipe; thence South 76°07'44" West a distance of 55.02 feet to an Iron Pipe; thence North 87°14'10" West a distance of 358.75 feet to an Iron pipe along the Eastern Right of Way of Interstate 540, Thence with said right of way North 34°25'15" East a distance of 110.50 feet to a Concrete Monument; thence North 44°35'14" East a distance of 253.97 feet to a point; thence North 67°25'34" East a distance of 171.68 feet to a Rebar; thence North 67°32'23" East a distance of 65.07 feet to a Concrete Monument; thence North 82°49'00" East a distance of 73.50 feet to an Iron Pipe; thence North 82°57'34" East a distance of 77.55 feet to an Iron Pipe; thence North 82°52'38" East a distance of 118.25 feet to a point along the Southern Right of way of Interstate 40, Thence with said Right of Way thence South 68°00'52" East a distance of 105.67 feet to a point; thence South 68°00'52" East a distance of 57.55 feet to a Rebar; thence South 67°56'56" East a distance of 16.92 feet to a Concrete Monument; thence South 63°07'18" East a distance of 205.64 feet to a Concrete Monument; thence South 43°27'55" East a distance of 155.62 feet to a point; thence South 43°27'55" East a distance of 20.10 feet to a Concrete Monument; thence leaving said Right of Way South 01°36'23" West a distance of 19.36 feet to an Iron Pipe; thence North 88°18'52" West a distance of 24.31 feet to a point; thence North 88°18'52" West a distance of 43.06 feet to a point; thence South 06°46'02" West a distance of 201.64 feet to a point; thence South 06°46'02" West a distance of 414.64 feet to an Iron Pipe along the Northern Right of Way of Slater Road, Thence with said right of way with a curve turning to the left with an arc length of 91.49 feet, with a radius of 439.00 feet, with a chord bearing of North 67°28'02" West, with a chord length of 91.32 feet to an Iron Pipe; thence North 73°29'46" West a distance of 193.60 feet to an Iron Pipe; thence North 73°13'26" West a distance of 214.38 feet to an Iron Pipe; thence North 74°06'39" West a distance of 51.14 feet to an Iron Pipe; thence North 70°50'35" West a distance of 10.95 feet to a Rebar; thence North 68°57'29" West a distance of 180.77 feet to the POINT OF BEGINNING,

Having an area of 631095 square feet, 14.49 acres

Exhibit B
to Deed to SCP Slater, LLC

1. Taxes or assessments for the year 2015, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 144, Page 152; Plat Book 135, Page 64; Plat Book 134, Page 186; Plat Book 129, Page 182; Plat Book 120, Page 139; Plat Book 91, Page 1; and P Book 61, Page 121, all Durham County Registry.
3. Easement(s) to Duke Power Company recorded in Book 177, page 110, Durham County Registry.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "Slater Road Industrial" by Ronald T. Frederick, P.L.S., The John R. McAdams Company, Inc., dated February 3, 2015, last revised, signed and sealed September 30, 2015 (the "Survey"):
 - a. Dirt path and wooded areas;
 - b. One-hundred-foot (100') MTC buffer;
 - c. Durham-Wake County line crosses the southeastern corner of Parcel 3.