

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Feb 01 01:06 PM
Book: 9604 Page: 217
 NC Rev Stamp: \$ 14719.00 Fee: \$ 26.00
 Instrument Number: 2022004495
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$14,719.00

Parcel Identifier No.: Out of PIN 0860-03-33-2395 & 0860-01-31-5371

Mail/Box to: _____

This instrument was prepared by: Alison R. Cayton of Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389 (without title examination)

Brief description for the Index: 110.46 acres Doc Nichols Rd

THIS DEED made as of this 1st day of February, 2022, by and between

GRANTOR	GRANTEE
<p>EAST DURHAM LAND COMPANY, LLC A North Carolina limited liability company</p> <p>P.O. Box 936 Jupiter, FL 33468</p>	<p>CLAYTON PROPERTIES GROUP, INC., A Tennessee corporation</p> <p>441 Western Lane Irmo, SC 29063</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 situated in City of Durham, Durham County, North Carolina and more particularly described as follows ("Property"):

See EXHIBIT A attached hereto and made a part hereof

3591. submitted electronically by "Moore & Alphin, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book ____, page ____, Durham County Registry.

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

A map showing the above described Property is recorded in Plat Book ____, page ____, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property 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 listed on **Exhibit B** attached hereto and incorporated herein by reference.

SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 31st day of January, 2022, and delivered as of the date indicated on the first page of this Deed.

EAST DURHAM LAND COMPANY, LLC, a North Carolina limited liability company

By: Steve W. Fowler
Print/Type Name: Steve W. Fowler
Print Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steve W. Fowler

Date: January 31, 2022 Notary Public: Alison R. Cayton

Printed Name: ALISON R. CAYTON

My Commission Expires: 3-16-2025

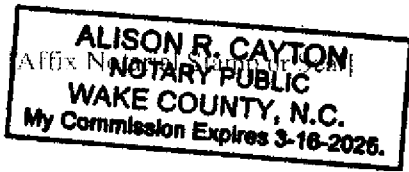


EXHIBIT A

BEING all of "New Lot 2 110.460 Acres 4,811,646 SF 1251 Doc Nichols Rd" as shown in plat thereof recorded in Plat Book 206, Pages 19-20, Durham County Registry and more particularly described as follows:

BEGINNING at an Existing Iron Pipe located on the Eastern margin of Doc Nichols Road, a 60' Public Right of Way, said Iron Pipe also being the Southwest corner of the property owned by Rebecca Sue Smith, Deed Book 283, Page 172, Durham County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 802,845.49', E: 2,061,314.17' Thence, leaving said Public Right of Way, Thence North 83°56'34" East a distance of 478.60' to an Existing Iron Pipe; Thence North 05°22'15" West a distance of 247.13' to an Existing Iron Pipe; Thence North 32°54'10" East a distance of 450.77' to an Existing Iron Pipe; Thence North 32°44'38" East a distance of 378.69' to an Existing Iron Pipe; Thence North 33°04'40" East a distance of 144.88' to an Existing Iron Pipe; Thence North 32°04'33" East a distance of 48.78' to an Existing Iron Pipe; Thence North 67°02'34" East a distance of 95.12' to an Existing Iron Pipe; Thence North 67°40'00" East a distance of 111.89' to an Existing Iron Pipe; Thence North 67°12'27" East a distance of 88.34' to an Existing Iron Pipe; Thence North 66°50'35" East a distance of 27.39' to an Existing Iron Pipe; Thence North 67°11'36" East a distance of 200.06' to an Existing Iron Pipe; Thence North 67°08'13" East a distance of 305.02' to an Existing Iron Pipe; Thence North 67°12'02" East a distance of 399.69' to an Existing Iron Pipe; Thence North 67°24'02" East a distance of 192.83' to an Existing Iron Pipe; Thence North 67°30'41" East a distance of 199.93' to an Existing Iron Pipe; Thence North 67°28'14" East a distance of 99.94' to an Existing Iron Pipe; Thence North 23°22'33" West a distance of 488.94' to an Existing Iron Pipe located on the Southern Margin of Doc Nichols Road, a 60' Public Right of Way;

Thence, with said Public Right of Way, North 71°47'33" East a distance of 110.68' to a New Iron Pipe; Thence, leaving said Public Right of Way, South 23°20'53" East a distance of 501.26' to a New Iron Pipe; Thence North 65°57'37" East a distance of 120.38' to a New Iron Pipe; Thence North 66°30'02" East a distance of 47.38' to a New Iron Pipe; Thence North 69°08'43" East a distance of 76.07' to a New Iron Pipe; Thence South 28°24'09" East a distance of 160.87' to a New Iron Pipe; Thence South 60°12'53" West a distance of 562.69' to a New Iron Pipe; Thence South 78°46'22" West a distance of 754.42' to a New Iron Pipe; Thence South 34°03'44" West a distance of 326.17' to a New Iron Pipe; Thence with a curve to the right having a radius of 1.00', an arc length of 0.23', a chord bearing of South 40°47'30" West, and distance of 0.23', to a New Iron Pipe; Thence South 47°31'16" West a distance of 373.28' to a New Iron Pipe; Thence South 46°34'44" East a distance of 562.33' to a New Iron Pipe; Thence South 29°31'29" East a distance of 159.14' to a New Iron Pipe; Thence South 55°46'01" East a distance of 185.08' to a New Iron Pipe; Thence South 26°43'37" West a distance of 17.66' to a New Iron Pipe; Thence South 61°29'49" East a distance of 130.16' to a New Iron Pipe; Thence North 28°30'11" East a distance of 27.53' to a New Iron Pipe; Thence South 61°29'49" East a distance of 184.28' to a New Iron Pipe; Thence South 25°58'32" West a distance of 47.65' to a New Iron Pipe; Thence South 08°47'26" West a distance of 153.92' to a New Iron Pipe;

Thence South 00°22'58" West a distance of 180.59' to a New Iron Pipe;
 Thence South 03°15'47" West a distance of 62.08' to a New Iron Pipe;
 Thence South 00°24'27" West a distance of 117.00' to a New Iron Pipe;
 Thence South 14°26'42" East a distance of 96.69' to a New Iron Pipe;
 Thence South 36°21'39" East a distance of 141.53' to a New Iron Pipe;
 Thence South 54°06'16" East a distance of 569.84' to a New Iron Pipe;
 Thence South 69°32'53" East a distance of 56.00' to a New Iron Pipe;
 Thence with a curve to the right having a radius of 328.00', an arc length of 2.90', a chord bearing of South 20°42'17" West, and distance of 2.90', to a New Iron Pipe;
 Thence South 69°02'32" East a distance of 129.76' to a New Iron Pipe;
 Thence South 23°29'42" West a distance of 2.99' to a New Iron Pipe;
 Thence South 67°14'47" East a distance of 192.88' to a New Iron Pipe;
 Thence with a curve to the right having a radius of 628.00', an arc length of 20.07', a chord bearing of South 24°36'40" West, and distance of 20.07', to a New Iron Pipe;;
 Thence South 64°28'24" East a distance of 228.47' to a New Iron Pipe;
 Thence South 00°23'12" West a distance of 594.51' to a New Iron Pipe;
 Thence South 50°39'02" West a distance of 71.24' to a New Iron Pipe;
 Thence North 83°41'18" West a distance of 253.66' to a New Iron Pipe;
 Thence North 58°43'20" West a distance of 116.74' to a New Iron Pipe;
 Thence South 26°37'54" West a distance of 24.41' to a New Iron Pipe;
 Thence South 10°10'45" West a distance of 31.51' to a New Iron Pipe;
 Thence South 06°29'31" East a distance of 47.09' to a New Iron Pipe;
 Thence South 29°14'16" East a distance of 66.91' to a New Iron Pipe;
 Thence South 71°15'36" East a distance of 56.90' to a New Iron Pipe;
 Thence South 19°20'47" West a distance of 120.00' to a New Iron Pipe;
 Thence South 70°39'13" East a distance of 21.33' to a New Iron Pipe;
 Thence with a curve to the left having a radius of 275.00', an arc length of 25.79', a chord bearing of South 73°20'25" East, and distance of 25.78', to a New Iron Pipe;;
~~Thence South 13°58'22" West a distance of 50.00' to a New Iron Pipe;~~
 Thence with a curve to the left having a radius of 16.00', an arc length of 23.63', a chord bearing of South 61°39'35" West, and distance of 21.54', to a New Iron Pipe;
 Thence South 19°20'47" West a distance of 23.92' to a New Iron Pipe;
 Thence with a curve to the right having a radius of 625.00', an arc length of 61.40', a chord bearing of South 22°09'39" West, and distance of 61.38', to a New Iron Pipe;;
 Thence South 24°58'31" West a distance of 25.30' to a New Iron Pipe;
 Thence North 65°01'29" West a distance of 50.00' to a New Iron Pipe;
 Thence North 70°39'13" West a distance of 120.85' to a New Iron Pipe;
 Thence South 15°24'48" West a distance of 96.62' to a New Iron Pipe;
 Thence South 27°29'18" West a distance of 112.42' to a New Iron Pipe;
 Thence South 36°27'42" West a distance of 169.10' to a New Iron Pipe;
 Thence North 38°44'32" West a distance of 138.29' to a New Iron Pipe;
 Thence South 67°36'14" West a distance of 106.77' to a New Iron Pipe;
 Thence North 11°12'52" West a distance of 75.81' to a New Iron Pipe;
 Thence North 11°21'24" West a distance of 138.45' to a New Iron Pipe;
 Thence with a curve to the left having a radius of 16.00', an arc length of 9.13', a chord bearing of North 88°43'43" West, and distance of 9.01', to a New Iron Pipe;
 Thence with a reverse curve to the right having a radius of 225.00', an arc length of 143.68', a chord bearing of North 86°46'48" West, and distance of 141.25', to a New Iron Pipe;
 Thence North 68°29'10" West a distance of 148.75' to a New Iron Pipe;
 Thence North 21°30'50" East a distance of 50.00' to a New Iron Pipe;

Thence with a curve to the left having a radius of 16.00', an arc length of 25.13', a chord bearing of North 66°30'50" East, and distance of 22.63', to a New Iron Pipe;
 Thence North 21°30'50" East a distance of 293.00' to a New Iron Pipe;
 Thence with a curve to the left having a radius of 16.00', an arc length of 25.13', a chord bearing of North 23°29'10" West, and distance of 22.63', to a New Iron Pipe;
 Thence North 21°30'50" East a distance of 50.00' to a New Iron Pipe;
 Thence with a curve to the left having a radius of 16.00', an arc length of 25.13', a chord bearing of North 66°30'50" East, and distance of 22.63', to a New Iron Pipe;
 Thence North 21°30'50" East a distance of 115.50' to a New Iron Pipe;
 Thence with a curve to the right having a radius of 1,318.00', an arc length of 144.32', a chord bearing of North 24°39'03" East, and distance of 144.25', to a New Iron Pipe;
 Thence North 52°01'09" West a distance of 59.59' to a New Iron Pipe;
 Thence with a curve to the left having a radius of 110.00', an arc length of 46.59', a chord bearing of North 02°39'54" East, and distance of 46.24', to a New Iron Pipe;
 Thence with a compound curve to the left having a radius of 110.05', an arc length of 13.87', a chord bearing of North 12°07'16" West, and distance of 13.86', to a New Iron Pipe;
 Thence South 74°20'28" West a distance of 185.19' to a New Iron Pipe;
 Thence North 53°33'05" West a distance of 277.85' to a New Iron Pipe;
 Thence North 71°55'54" West a distance of 277.85' to a New Iron Pipe;
 Thence North 40°57'56" West a distance of 340.11' to a New Iron Pipe;
 Thence North 74°17'45" West a distance of 229.14' to a New Iron Pipe;
 Thence North 45°32'26" West a distance of 293.39' to a Point in the center of Earthquake Creek;
 Thence with the center of Earthquake Creek the following seven calls:
 North 53°43'18" East a distance of 35.13' to a Point;
 Thence North 35°36'19" East a distance of 19.96' to a Point;
 Thence North 19°29'15" East a distance of 12.95' to a Point;
 Thence North 12°35'59" East a distance of 28.67' to a Point;
 Thence North 03°42'12" West a distance of 19.77' to a Point;
~~Thence North 24°01'36" West a distance of 24.25' to a Point;~~
 Thence North 36°07'05" West a distance of 26.14' to a Point;
 Thence leaving the centerline of Earthquake Creek, North 87°48'22" West a distance of 10.94' to an Existing Iron Pipe;
 Thence North 87°48'22" West a distance of 232.18' to an Existing Iron Pipe;
 Thence North 87°53'16" West a distance of 229.69' to an Existing Iron Pipe;
 Thence North 02°09'16" West a distance of 259.67' to an Existing Iron Pipe;
 Thence North 04°54'52" West a distance of 81.24' to an Existing Iron Pipe;
 Thence North 04°31'08" West a distance of 113.06' to an Existing Iron Pipe;
 Thence South 85°13'50" West a distance of 473.87' to an Existing Iron Pipe located on the Eastern margin of Doc Nichols Road, a 60' Public Right of Way;
 Thence along said Public Right of Way, North 04°56'52" West a distance of 189.24' to an Existing Iron Pipe, being the point and place of **Beginning**, and having an area of 110.460 Acres (4,811,646 SF), More or Less

EXHIBIT B

- 1) Ad valorem taxes for 2022 and subsequent years
- 2) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or Public Records
- 3) Proceeds by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public records.
- 4) Annexation plat recorded in Plat Book 183, page 5 Durham County Registry.
- 5) Riparian Rights incident to the premises
- 6) Construction and Easement Agreement recorded in Book 7224, page 574 Durham County Registry and amendments thereto recorded in Book 7927, page 463; Book 7965, page 940; Book 8001, page 68; Book 8144, page 221 Durham County Registry.
- 7) Utility Extension Agreement for Water, Sewer and Stormwater Services, recorded in Book 8081, page 928 Durham County Registry.