

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Feb 13 02:07 PM NC Rev Stamp: \$ 13400.00
 Book: 8364 Page: 116 Fee: \$ 26.00
 Instrument Number: 2018004757
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$13,400.00

PARCEL IDENTIFIER NO. - SEE ATTACHED SCHEDULE I - , VERIFIED BY
 _____ COUNTY ON THE ____ DAY OF _____, 2018

By:

Mail/Box to: Grantee

This instrument was prepared by: Grantor (without title examination) **Jeffrey A. Benson, Esq**

Brief description for the Index: Condominium Units 1-16, 18-22, and 24-59 (Regional Commerce Center Condominiums as recorded in Condominium Drawer 10 at Pages 16-210

THIS DEED made this 12th day of February, 2018, by and between

GRANTOR	GRANTEE
Regional Warehouse Group, LLC, a North Carolina limited liability company 5310 South Alston Avenue, Suite 210 Durham, NC 27713	Scannell Properties #320, LLC, an Indiana limited liability company 8801 River Crossing Blvd, Suite 300 Indianapolis, IN 46240

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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

Submitted electronically by "First American Title Insurance Company - NCS" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Tract 1:

Condominium Units 1-16, 18-22, and 24-59 (the "Units") of Regional Commerce Center Condominiums, a Condominium, as shown on the plats and plans of Regional Commerce Center Condominiums, as recorded in Condominium Book 10 at Pages 16-210, in the Office of the Register of Deeds of Durham County, North Carolina.

Together with the undivided interest in the Common Elements, Limited Common Elements and Specific Limited Common Elements, specifically enumerated and allocated to said Units by that Declaration of Condominium, Regional Commerce Center Condominiums dated December 21, 2007 and recorded in Book 5830, Page 88, in the Office of the Register of Deeds of Durham County, North Carolina, and as may be amended thereafter (the "Declaration"), as amended from time to time and all rights and easements appurtenant to said Units as specifically enumerated in the Declaration.

Tract 2:

BEGINNING AT A POINT BEING THE MOST NORTHERN POINT IN THE MOST WESTERN LOT LINE OF THE PROPERTY DESCRIBED AS "TRACT I" HEREINABOVE, SAID POINT BEING A CONCRETE MONUMENT; THENCE ALONG TRACT I SOUTH 87° 06' 41" EAST 239.95 FEET; THENCE CONTINUING ALONG TRACT I NORTH 00° 04' 01" EAST 100.12 FEET; THENCE NORTH 87° 06' 41" WEST 235.04 FEET; THENCE SOUTH 02° 53' WEST 100 FEET TO THE POINT AND PLACE OF BEGINNING, AND FORMERLY BEING PROPERTY OF DURHAM WORKHOUSING CORPORATION, ALL ACCORDING TO A SURVEY BY GEORGE C. LOVE, JR. , REGISTERED LAND SURVEYOR, DATED DECEMBER 15, 1993 (HIS JOB NO. 18415-93), AND CONTAINING, ACCORDING TO THE AFORESAID SURVEY, 0.545 ACRE, MORE OR LESS, AND IDENTIFIED AS "TRACT C".

This conveyance is subject to the Declaration, including all terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and the Unit owners as more particularly set forth in the Declaration.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5339 page 786.

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

A map showing the above described property is recorded in Condominium Book 10 at Pages 16-210.

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.

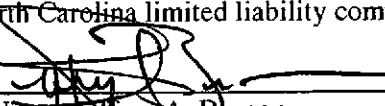
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Acts of Grantee, and those claiming by, through and under Grantee.
2. Taxes for the year 2018 and subsequent years, not yet due and payable.
3. Rights of tenants in possession, as tenants only, under unrecorded leases.

4. Zoning, building and other governmental and quasi-governmental laws, codes, and regulations.
5. Those matters listed on Exhibit A attached hereto and incorporated herein.

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

Regional Warehouse Group, LLC,
a North Carolina limited liability company

By: 
Name: Jeffrey A. Benson
Title: President

State of North Carolina, County of Durham

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Jeffrey A. Benson, who is personally known to me, personally came before me this day and acknowledged that he is the President of Regional Warehouse Group, LLC, a North Carolina 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 7 day of February, 2018.


Notary Public

Nicole Matthews
Notary's Printed or Typed Name

My Commission Expires: 12/6/19

(Affix Seal)



Exhibit A

1. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Regional Commerce Center Condominiums, a Condominium, recorded in Book 5830, Page 88, Durham County Registry.
2. Easements and any other facts as shown on plat recorded in Condominium Book 10, Pages 16 through 210, Durham County Registry.
3. Terms and provisions of Slope Easement and Access Easement Agreement by and among Regional Warehouse Group, LLC, a North Carolina limited liability company, Durham Exchange Club Industries, Inc., a North Carolina non-profit corporation, Oakwood Realty, LLC, a North Carolina limited liability company and Measurement Incorporated, a North Carolina corporation recorded in Book 6029, Page 305, Durham County Registry.
4. Access Easement & Utility Easement to Regional Warehouse Group, LLC recorded in Book 5830, Page 222, Durham County Registry.
5. Deed of Easement to City of Durham, a North Carolina municipal corporation recorded in Book 1744, Page 669, as depicted in Plat Book 126, Page 138; as affected by Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements in Book 1510, Page 958, Durham County Registry.
6. Easement to City of Durham, a municipal corporation recorded in Book 357, Page 16, Durham County Registry, as depicted in Plat Book 63, Page 56.
7. Agreement regarding the access road with rights of others in and to the use of said access road and other rights therein by and between The American Tobacco Company, a corporation and the State Highway Commission of the State of North Carolina, recorded in Book 352, Page 244, Durham County Registry.
8. Limited right of access to the right(s) of way by Agreement between State Highway Commission, an agency of the State of North Carolina and The American Tobacco Company recorded in Book 348, Page 403, Durham County Registry, as shown on Condo Book 10, Page 31.
9. Easement to Duke Power Company recorded in Book 300, Page 105, Durham County Registry.
10. Easements and any other facts as shown on plat recorded in Plat Book 179, Page 61, Durham County Registry.
11. Easements and any other facts as shown on plat recorded in Plat Book 63, Page 56, Durham County Registry.

12. Easements and any other facts as shown on plat recorded in Plat Book 8, Page 197, Durham County Registry.
13. Title to any portion of the property that lies within the bounds of any cemetery or burial grounds, together with the right of ingress and egress to such burial grounds. Refer to Condominium Plat recorded in Condo Book 10, Page 31.
14. Rights of parties in possession as tenants only, under unrecorded leases or rental agreements.

SCHEDULE I

<u>PARCEL</u>	<u>TAX IDENTIFICATION NUMBERS</u>
Parcel I, Tract 2	156728
Parcel I, Tract 1	156730
Parcel I, Tract 1, 01	209402
Parcel I, Tract 1, 02	209403
Parcel I, Tract 1, 03	209389
Parcel I, Tract 1, 04	209390
Parcel I, Tract 1, 05	209391
Parcel I, Tract 1, 06	209388
Parcel I, Tract 1, 07	209387
Parcel I, Tract 1, 08	209386
Parcel I, Tract 1, 09	209385
Parcel I, Tract 1, 10	209367
Parcel I, Tract 1, 11	209366
Parcel I, Tract 1, 12	209365
Parcel I, Tract 1, 13	209364
Parcel I, Tract 1, 14	209361
Parcel I, Tract 1, 15	209362
Parcel I, Tract 1, 16	209363
Parcel I, Tract 1, 18	209359
Parcel I, Tract 1, 19	209360
Parcel I, Tract 1, 20	209371
Parcel I, Tract 1, 21	209370
Parcel I, Tract 1, 22	209369

Parcel I, Tract 1, 24	209384
Parcel I, Tract 1, 25	209383
Parcel I, Tract 1, 26	209382
Parcel I, Tract 1, 27	209381
Parcel I, Tract 1, 28	209392
Parcel I, Tract 1, 29	209393
Parcel I, Tract 1, 30	209394
Parcel I, Tract 1, 31	209400
Parcel I, Tract 1, 32	209401
Parcel I, Tract 1, 33	209357
Parcel I, Tract 1, 34	209356
Parcel I, Tract 1, 35	209355
Parcel I, Tract 1, 36	209372
Parcel I, Tract 1, 37	209373
Parcel I, Tract 1, 38	209374
Parcel I, Tract 1, 39	209375
Parcel I, Tract 1, 40	209376
Parcel I, Tract 1, 41	209377
Parcel I, Tract 1, 42	209378
Parcel I, Tract 1, 43	209379
Parcel I, Tract 1, 44	209380
Parcel I, Tract 1, 45	209398
Parcel I, Tract 1, 46	209397
Parcel I, Tract 1, 47	209396
Parcel I, Tract 1, 48	209395

Parcel 1, Tract 1, 49	209414
Parcel 1, Tract 1, 50	209415
Parcel 1, Tract 1, 51	209416
Parcel 1, Tract 1, 52	209417
Parcel 1, Tract 1, 53	209413
Parcel 1, Tract 1, 54	209412
Parcel 1, Tract 1, 55	209411
Parcel 1, Tract 1, 56	209409
Parcel 1, Tract 1, 57	209410
Parcel 1, Tract 1, 58	209408
Parcel 1, Tract 1, 59	209407