

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 May 03 10:51 AM NC Rev Stamp: \$ 10500.00
Book: 8416 Page: 46 Fee: \$ 26.00
Instrument Number: 2018014698
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$10,500.00

Parcel Ref. No: 114872

Mail after recording to:
Kilpatrick Townsend & Stockton LLP (David Fricke), 4208 Six Forks Road, Suite 1400, Raleigh, NC 27609

This instrument was prepared without title examination by:
Williams Mullen (Robert Charles Lawson), 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief description for the Index:

800 S. Duke Street, Durham, NC 27707

THIS DEED made this 1st day of May, 2018, by and between

GRANTOR	GRANTEE
<p>CORIUM II, LLC, a North Carolina limited liability company 4613 University Drive Durham, NC 27707</p>	<p>DUKE UNIVERSITY, a North Carolina nonprofit corporation c/o Duke University Real Estate 324 Blackwell Street, Suite 950 Durham, North Carolina 27701</p>

Enter in appropriate block for each party: name, 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 Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof (the "Property").

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7620, Page 415, Durham County Registry.

Submitted electronically by Kilpatrick Townsend and Stockton LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing the above-described Property is recorded in Plat Book 185, Page 103, Durham County Registry.

TO HAVE AND TO HOLD the 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 hereinafter stated.

Title to the property hereinabove described is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein.

The Property does not include the primary residence of Grantor.

(Signature page follows)

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Corium II, LLC,
a North Carolina limited liability company

By: *Mitchell W. Perry*
Mitchell W. Perry,
SVP, Chief Financial Officer, and Treasurer

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mitchell W. Perry as SVP, Chief Financial Officer, and Treasurer of **Corium II, LLC**, a North Carolina limited liability company.

Date: May 1, 2018

Wendy C Compton
Signature of Notary Public

Wendy C Compton
Notary Printed Name

My Commission Expires: April 5, 2022



EXHIBIT A

Legal Description

BEING that certain tract or parcel of land situated in Durham County, North Carolina (with Parcel Ref. No: 114872 and PIN: 0821-11-65-6620) situated at 800 S. Duke Street, Durham, NC 27707, and being more particularly described as follows:

That 5.251 acre tract of land shown on that map entitled "Recombination Plat: Blue Cross & Blue Shield of North Carolina – 800 South Duke Street" dated August 26, 2009 (last revised November 9, 2009) and prepared by Philip Post & Associates, and recorded in Plat Book 185, Page 103, Durham County Registry.

EXHIBIT B

Permitted Exceptions

1. Ad valorem taxes for the year 2018 and subsequent years' ad valorem taxes.
2. Easement setback lines and any other matters shown on plat recorded in Plat Book 40, Page 36; Plat Book 57, Page 50, and Plat Book 185, Page 103, Durham County Registry.
3. Those matters as shown on the survey dated February 12, 2018, by John R. Pickens, PLS, including the following: overhead utility lines, storm lines, utility poles, hot box and meters.