

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Nov 21 12:15 PM NC Rev Stamp: \$ 2420.00  
Book: 8550 Page: 623 Fee: \$ 26.00  
Instrument Number: 2018040499  
DEED

This instrument prepared by: William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579  
Mail after recording to: Grantee

Parcel No. 156727  
Excise Tax: \$2,420.00

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

THIS DEED is made this 16<sup>th</sup> day of November, 2018, by and between:

GRANTOR: DURHAM EXCHANGE CLUB INDUSTRIES, INC.,  
a North Carolina non-profit corporation  
1717 East Lawson Street  
Durham, NC 27703

and

GRANTEE: SCANNELL PROPERTIES #320, LLC,  
an Indiana limited liability company  
8801 River Crossing Blvd., Suite 300  
Indianapolis, IN 46240

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with 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 whomsoever claiming by, under or through Grantor, except for those exceptions set forth on **Exhibit B** attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

Grantor intends that this deed convey to Grantee all rights, title and interest of Grantor in that twenty (20) foot road as shown on the plat recorded in Plat Book 5(A), Page 18, Durham County Registry, if any.

IN WITNESS WHEREOF, Grantor has executed this document the day and year first above written.

[signature and acknowledgement page follows]

GRANTOR:

DURHAM EXCHANGE CLUB INDUSTRIES, INC.

By: [Signature]  
Name: Alan Wayne  
Title: President, CEO

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Alan Wayne

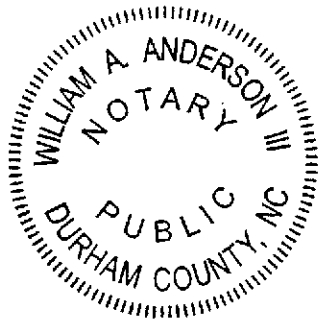
Date: 11/16/18

[Signature]  
Notary Public

Print Name: William A. Anderson III

My Commission Expires: 2/2/19

[Official Seal]



**EXHIBIT A****LEGAL DESCRIPTION**

BEGINNING AT AN EXISTING IRON PIPE LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF S. BRIGGS AVENUE AND THE SOUTHERN CONTROLLED ACCESS RIGHT-OF-WAY LINE OF N.C. HIGHWAY 147 AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 809441.1310 FEET E: 2036683.9070 FEET; THENCE ALONG AND WITH SAID HIGHWAY SOUTH 87°06'39" EAST A DISTANCE OF 971.58 FEET TO AN EXISTING IRON PIPE, THE NORTHWESTERN PROPERTY CORNER OF LOT 9 AS RECORDED IN PLAT BOOK 100, PAGE 173, DURHAM COUNTY REGISTRY; THENCE LEAVING SAID HIGHWAY ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 00°45'23" WEST A DISTANCE OF 50.07 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 87°12'55" EAST A DISTANCE OF 195.17 FEET TO A POINT LOCATED ON THE SAID CONTROLLED ACCESS RIGHT-OF-WAY LINE OF N.C. HIGHWAY 147; THENCE ALONG AND WITH SAID HIGHWAY SOUTH 67°04'15" EAST A DISTANCE OF 10.48 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE SOUTH 00°23'10" WEST A DISTANCE OF 46.31 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE SOUTH 42°38'50" EAST A DISTANCE OF 202.66 FEET TO A POINT; THENCE SOUTH 26°24'00" EAST A DISTANCE OF 242.06 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE SOUTH 38°38'02" EAST A DISTANCE OF 89.88 FEET TO AN EXISTING IRON PIPE, THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY SCANNELL PROPERTIES #320 LLC AS RECORDED IN DEED BOOK 8364, PAGE 116, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 34°50'43" WEST A DISTANCE OF 156.30 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 55°07'48" WEST A DISTANCE OF 29.34 FEET TO AN EXISTING IRON PIPE, THE NORTHEASTERN PROPERTY CORNER OF AN EXISTING CEMETERY WHOSE OWNERSHIP IS UNKNOWN AS SHOWN IN PLAT BOOK 100, PAGE 173, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 49°35'25" WEST A DISTANCE OF 284.93 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°19'04" EAST A DISTANCE OF 320.72 FEET TO AN EXISTING IRON PIPE LOCATED ON SAID NORTHERN PROPERTY LINE OF SCANNELL PROPERTIES #320 LLC; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 00°02'27" EAST A DISTANCE OF 182.10 FEET TO A POINT; THENCE NORTH 87°14'15" WEST A DISTANCE OF 234.84 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 02°54'12" WEST A DISTANCE OF 99.94 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 12°01'53" WEST A DISTANCE OF 172.18 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88°10'53" WEST A DISTANCE OF 1037.51 FEET TO A NEWLY SET IRON PIPE LOCATED ON SAID EASTERN RIGHT-OF-WAY LINE OF S. BRIGGS AVENUE; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 16°38'54" EAST A DISTANCE OF 281.17 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 02°41'43" EAST A DISTANCE OF 323.46 FEET TO A POINT; THENCE NORTH 04°58'00" EAST A DISTANCE OF 73.12 FEET TO A POINT; THENCE NORTH 04°24'46" EAST A DISTANCE OF 435.42 FEET TO A POINT; THENCE NORTH 09°24'53" EAST A DISTANCE OF 151.09 FEET TO THE POINT OF BEGINNING, CONTAINING 35.1198 ACRES AS SHOWN ON THAT CERTAIN SURVEY TITLED "PROPERTY OF DURHAM EXCHANGE CLUB INDUSTRIES, INC." BY BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS, DATED JULY 23, 2018, AND BEING THE SAME PROPERTY DEPICTED AS "LOT A" IN PLAT BOOK 122, PAGE 148, DURHAM COUNTY REGISTRY.

FURTHER, TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED, AND DEFINED IN SLOPE EASEMENT AND ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 6029, PAGE 305, DURHAM COUNTY REGISTRY.

**EXHIBIT B**

1. Taxes for the year 2019 and all subsequent years.
2. Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements to City of Durham recorded in Book 1510, Page 958, Durham County Registry.
3. Terms and Provisions of Slope Easement and Access Easement Agreement to Regional Commerce Center Condominium Owners' Association, Inc., a North Carolina non-profit corporation recorded in Book 6029, Page 305, Durham County Registry.
4. Rights reserved by the Department of Transportation contained in instrument recorded in Book 1098, Page 281, Durham County Registry.
5. Easements and any other facts as shown on plat recorded in Plat Book 122, Page 148 and Book 24, Page 48, Durham County Registry.
6. Rights of ingress and egress to the cemetery located on property adjoining the land.
7. The facts, rights, interests or claims arising out of any matters shown on ALTA/NSPS Land Title Survey prepared by Dan Gregory of Bass, Nixon & Kennedy Inc., dated July 23, 2018, last revised September 17, 2018, Job No. 17150.