

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 24 04:04 PM
Book: 9438 Page: 661
NC Rev Stamp: \$ 86288.00 Fee: \$ 26.00
Instrument Number: 2021042993
DEED

Excise Tax: **\$86,288.00**

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 156727
Verified by Durham County on the _____ day of August, 2021
by _____

This instrument was prepared by Tony Setzer, Esq., Bose, McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204 (without title examination).

Mail after recording to:

BCORE I-85 CORRIDOR Raleigh Owner LP,
a Delaware limited partnership
c/o Blackstone Real Estate
345 Park Avenue
New York, NY 10154

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

THIS DEED made this 20 day of August 2021, by and between.

GRANTOR	GRANTEE
Scannell Properties #383, LLC, an Indiana limited liability company 8801 River Crossing Blvd., Suite 300 Indianapolis, IN 46240	BCORE I-85 CORRIDOR Raleigh Owner LP, a Delaware limited partnership c/o Blackstone Real Estate 345 Park Avenue New York, NY 10154

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

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 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 lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

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

The property hereinabove described was originally acquired by Grantor by instruments recorded in the Register of Deeds in Durham County, NC as follows: (i) Book 8677, Page 633, (ii) Book 8678, Page 830, (iii) Book 8707, Page 117, and (iv) Book 9033, Page 945.

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

A map showing the above-described property is recorded in the Durham County Registry as follows: Plat Book 201, Pages 9 through 13, as amended by Plat Book 203, Page 206 through 207.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all buildings, improvements, fixtures, easements, tenements, hereditaments, and privileges and appurtenances of every kind or nature thereto belonging to the Grantee in fee simple.

And 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 solely against the lawful claims of all persons claiming by, under or through Grantor, other than the matters specifically listed on **Exhibit B** attached hereto.

[Signature Page to Follow]

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

GRANTOR:

SCANNELL PROPERTIES #383, LLC,
an Indiana limited liability company

By: *Marc D. Pfleging*
Printed: Marc D. Pfleging
Title: Manager

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public, in and for said County and State, personally appeared Marc D. Pfleging, known by me to be the Manager of Scannell Properties #383, LLC, who acknowledged execution of the foregoing instrument for and on behalf of said company.

WITNESS my hand and notarial seal this 18th day of August, 2021.



Joy R. Jackson, Notary Public
Printed Name: Joy R. Jackson
My Commission Expires: 11/23/24
My County of Residence: Hamilton
My Commission Number: 691848

EXHIBIT A TO DEED

LEGAL DESCRIPTION OF PROPERTY

All that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

LOT A OF REGIONAL COMMERCE CENTER, AS SHOWN ON THAT EXEMPT RECOMBINATION AND EASEMENT PLAT OF REGIONAL COMMERCE CENTER RECORDED IN PLAT BOOK 203, PAGES 206 THROUGH 207, DURHAM COUNTY REGISTRY, AS PREPARED BY DAN GREGORY, P.L.S. OF BASS, NIXON & KENNEDY, INC.

(Exh. A - Briggs/Durham)

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021, a lien not yet due and payable.
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. Easement to the Department of Transportation recorded in Book 1098, Page 281, Durham County Registry.
4. Sanitary sewer easement 20' road as shown on plat recorded in Plat Book 122, Page 148, Durham County Registry.
5. 10' no build area traversing the property herein conveyed and 50' riparian buffer as shown on plat recorded in Plat Book 201, Page 9-13, Durham County Registry.
6. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Easements, Covenants, and Restrictions, recorded in Book 8700, Page 477, as affected by First Amendment to Declaration of Easements, Covenants and Restrictions For Regional Commerce Center, recorded in Book 8755, Page 576 as affected by Second Amendment to Declaration of Easements, Covenants and Restrictions For Regional Commerce Center, recorded in Book 8861, Page 827 as affected by Third Amendment to Declaration of Easements, Covenants and Restrictions For Regional Commerce Center, recorded in Book 9033, Page 948, Durham County Registry.
7. Easement to Duke Energy Corporation recorded in Book 8826, Page 840, Durham County Registry.
8. Easements and any other facts as shown on plat recorded in Plat Book 203, Pages 206-207, Durham County Registry.
9. Easement to Public Service Company of North Carolina, Incorporated, a South Carolina corporation, dba Dominion Energy North Carolina recorded in Book 9048, Page 941, Durham County Registry.
10. Rights of ingress and egress to the cemetery located on property adjoining the property herein conveyed.
11. Rights of tenants in possession, as tenants only, pursuant to written, but unrecorded, unexpired leases in effect as of the date hereof, without rights or options to purchase the property herein conveyed.
12. Rights of others in and to the use of easement(s) appurtenant affecting the property herein conveyed, if any.
13. Riparian rights for Rockey Creek.
14. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Bass, Nixon & Kennedy Inc. on May 25, 2021 last revised May 31, 2021, designated 17150:
 - (A) Water vault lies on southerly borderline of the property herein conveyed and lacks benefit of an easement.
 - (B) Fiber optics vault near westerly borderline of the property herein conveyed lacks benefit of an easement.
 - (C) Transformer north of building on the property herein conveyed lacks benefit of an easement.