

**BK 4200 PG 749 - 753**

**Prepared by and after recording return to:**

Joseph B. Dempster, Jr., NC Licensed Attorney  
Poyner Spruill LLP  
Post Office Box 1801  
Raleigh, NC 27602

Delinquent Taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

**Parcel Identifier Numbers: \_**

980484184, 9804844347, 9804846391, 9804940323,  
980435936, 9804842020, 9804840156, 9804739936,  
9804746372 and 9804745212

**Revenue Stamps: \$6,200.00**

**Brief Description for Index: Gregory Poole Commerce Park**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 23rd day of July, 2021 by and between:

GRANTOR	GRANTEE
<p><b>GREGORY POOLE EQUIPMENT COMPANY,</b> a Delaware corporation</p> <p>4807 Beryl Rd. Raleigh, NC 27606</p>	<p><b>DUKE UNIVERSITY HEALTH SYSTEM, INC.,</b> a North Carolina nonprofit corporation</p> <p>324 Blackwell Street, Suite 950 Washington Building Durham, NC 27701</p>

WITNESSETH, that for and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple that certain lot or parcel of land situated in Alamance County, North Carolina, which lot or parcel of land is more particularly described as follows:

See Exhibit A, attached and made a part hereof

The property described was acquired by Grantor by instrument(s) recorded in Book 2318 Page 950; Book 2319, Page 772; Book 2658 Page 757; and Book 2432, Page 135, Alamance County Registry.

**TO HAVE AND TO HOLD** the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to title 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 Permitted Exceptions shown on Exhibit B attached hereto and made apart hereof.

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

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**EXHIBIT A**

Legal Description

ALL those certain lots or parcels of land lying and being in the Town of Mebane, County of Alamance, State of North Carolina and described Lots 1, 2, 3, 4, 7, 8, 9, 10, 12 and 13 as shown on that plat entitled "Final Subdivision Plat of Gregory Poole Commerce Park" and recorded in Plat Book 77, Pages 49-53, Alamance County, North Carolina.

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2021 which are due and payable but not yet delinquent, and subsequent years, not yet due or payable.
2. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 77, Pages 49-53, and Plat Book 10, Page 64, Alamance County Registry. (as to Lots 1, 2, 3, 4, 7, 8, 9, 10)
3. Right of Way Agreement with Duke Energy Carolinas, LLC recorded in Book 2761 at Page 446, Alamance County Registry.
4. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in instrument(s) filed for record in Alamance County Registry in Book 3416, Page 867, and as Amended in that Amendment to Declaration of Master Protective Covenants for Gregory Poole Commerce Park recorded in Book 3982 at Page 761, and any related maps, plans, bylaws and other document(s) and amendment(s).
5. Relocation and Abandonment of Easement Agreement recorded in Book 3416 at Page 893, Alamance County Registry.
6. Easement(s) in favor of North Carolina Department of Transportation as recorded in Book 276, Page 85, of the Alamance County Registry. (as to Lots 1, 2, 3, 4, 7, 8, 9, 10)
7. Right of Way recorded in Book 311, Page 68, Alamance County Registry. (as to Lots 1, 2, 3, 4, 7, 8, 9, 10)
8. Negative access to Interstate 40/85 established by Deed recorded in Book 727, Page 739, Alamance County Registry. (as to Lots 1, 2, 3, 4, 7, 8, 9, 10)
9. Access Easement recorded in Book 468, Page 589, Alamance County Registry. (as to Lots 1, 2, 3, 4, 7, 8, 9, 10)
10. The following matters as shown on the survey dated October 3, 2005, by Jose L. Torres, Registered Land Surveyor: a) overhead electric lines, underground water piping, underground gas lines, sanitary sewer piping; b) sanitary sewer manholes, cleanouts, water valves, water manholes, fire hydrants, test holes, gas valves, telephone conduit, underground fiber optics warning sign, guy wire, light poles, utility poles; c) 60' public right of way of 1-85 /1-40. (as to Lots 1, 2, 3, 4, 7, 8, 9, 10)
11. The following matters as shown on the survey by Ronald T. Frederick – Professional Land Surveyor, Registered Land Surveyor, dated January 14, 2021, and any easements or rights of way associated therewith and including, but not limited to:
  - a. Overhead utilities, Power/Utility Poles, Light poles, Guy Wires, underground electric, electric Transformers
  - b. Fire Hydrants
  - c. Flared End Section, Rip rap, Sewer, storm drain manhole, catch basins
  - d. Telephone pedestals, Fiber Optic Marker
  - e. Fence
  - f. Water valves, water lines
  - g. Gas test station
  - h. Signs
12. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 71, Page 319, Alamance County Registry. (as to Lot 12)
13. Easement recorded in Book 470 at Page 391, Alamance County Registry. (as to Lot 12)
14. Guying Easement to Duke Energy Carolinas, LLC recorded in Book 3563 at Page 733, Alamance County Registry. (as to Lot 12)
15. Blanket Utility Easement in favor of Duke Power Company recorded in Book 380, Page 351, Alamance County Registry and as noted on survey dated March 29, 2006, prepared by Phillip W. Riley, R.L.S. (as to Lot 12)
16. Title to that portion of the land lying within the bounds of Trollingwood Road; and/or rights of the public and others entitled thereto in and to the use of that portion of the insured premises within the bounds of Trollingwood Road. (as to Lot 12)

17. Easement to Duke Power Company recorded in Book 129 at Page 319, Alamance County Registry. (as to Lot 13)
18. Right of Way Agreements to State Highway and Public Works Commission recorded in Book 213 at Pages 429 and 430, Alamance County Registry. (as to Lot 13)
19. Right of Way Agreement with State Highway Commission recorded in Book 278 at Page 326, Alamance County Registry. (as to Lot 13)
20. Title to that portion of insured premises within the right of way of Trollingwood Road and Crystal Lane. (as to Lot 13)