

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded

2022 Feb 14 01:00 PM

Book: 9614 Page: 290

NC Rev Stamp: \$ 2800.00 Fee: \$ 26.00

Instrument Number: 2022006385  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,800.00

Parcel Identifier No. **133810**

Verified by Durham County on the \_\_\_\_ day of February, 2022

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 2680 NC 55 HWY Plat Book: 201 Page : 53

THIS DEED made this 4<sup>th</sup> day of February, 2022, by and between

GRANTOR	GRANTEE
Vickers Land Company, LLC , a North Carolina limited liability company	Nova RTP III, LLC, a North Carolina limited liability company
ADDRESS: 3916 NC Highway 751 Apex, NC 27523	ADDRESS: 16 West Martin Street Durham, NC 27601

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

**SEE EXHIBIT A ATTACHED HERETO.**

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

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:

**SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN.**

GRANTOR:

VICKERS LAND COMPANY, a North Carolina limited liability company

By: Richard Vickers  
Richard Vickers, Manager

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 signed the foregoing document: Richard Vickers

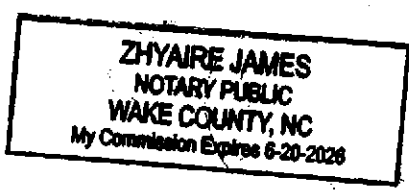
Date: 2/4/2022

Zhyaire James  
Notary Public

Print Name: Zhyaire James

[Official Seal]

My Commission Expires: 6-20-2026



**Exhibit A**

**Legal Description**

BEING all of Lot 2 shown on the plat of MINOR SUBDIVISION PROPERTY OF VICKERS LAND COMPANY, LLC, dated December 18, 2002, by Riley Surveying, P.A., and recorded in Plat Book 157, Page 311 Durham County Registry, to which plat referenced is hereby expressly made for a more particular description of the same.

**Exhibit B**

**Exceptions**

1. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable;
2. Matters revealed by map/plat recorded in Plat Book 157, Page 311 and Plat Book 201, Page 53;
3. Easement(s) in favor of Duke Power as recorded in Book 2385, Page 63 of the Durham County Registry;
4. Easement and Maintenance Agreement as recorded in Book 3767, Page 823 of the Durham County Registry; and
5. Amended and Restated Memorandum of Lease and Amendment to Beneficial Easement Granted Pursuant to Lease in favor of American Towers LLC recorded in Book 8744, Page 134 Durham County Registry with reference to the lease recorded in Book 2463, Page 3, Durham County Registry.