


REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2020 Dec 17 03:32:39 PM
 BK:9171 PG:873-876
 DEED
 FEE: \$26.00
 INSTRUMENT # 2020056016
 EXCISE TAX: \$6,000.00
 SMMARSH



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 6,000.00

Parcel ID No.: 224939

Parcel Identifier No.: 0738-40-55-5842

Mail after recording to: Grantee

This instrument was prepared by: Ellis & Winters LLP (LEB) 4131 Parklake Avenue, Suite 400 | Raleigh, NC 27636

Brief description for the Index: _____

THIS DEED made this 11th day of December, 2020, by and between

GRANTOR

GRANTEE

**RESEARCH TRIANGLE FOUNDATION
OF NORTH CAROLINA**
a North Carolina non-profit corporation

12 Davis Drive
P.O. Box 1225
Research Triangle Park, NC 27709

**THOR HSRE RESEARCH TRIANGLE PARK
PROPCO I, LP**, a Delaware limited partnership

888 Seventh Avenue, 35th Floor
New York, NY 10106

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, parcel of land or condominium unit situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Plat Book _____, Page _____.

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:

1. Ad valorem taxes for the year 2020 and subsequent years;
2. The items of record on Exhibit B attached hereto and incorporated herein by reference.