



2010011640 00231

FORSYTH CO, NC FEE \$28.00
STATE OF NC REAL ESTATE EXT

\$1700.00

PRESENTED & RECORDED:
03-31-2010 04:57:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: R. WILLIAMS
DPT

BK: RE 2939
PG: 1871-1874

Excise Tax \$1,700.00

Recording Time, Book and Page

Tax Lot No.: Tax Map # 612850, as Tax Block 3804, Tax Lot 502D. Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 2010
by _____

Mail after recording to: ~~Grantee~~ Bell, Davis & Pitti, P.A. Box 106 (mmo)

Brief description for the Index:

Located at 210 Charlois Boulevard in the Stratford Executive Park, Winston-Salem, NC (approx. 1.17 acres).

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 31st day of March, 2010, by and between

GRANTOR

PIEDMONT NATURAL GAS COMPANY, INC.,
a North Carolina corporation

4720 Piedmont Row Drive, Suite LL
Charlotte, NC 29210

GRANTEE

BLUE SPACE, LLC, a North Carolina limited
liability company

3366 Nottingham Road
Winston-Salem, NC 27104

Enter in appropriate block for each party: name, 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 the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

To comply with NCGS Section 105-317.2, the property conveyed does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____ in the Office of the Register of Deeds for Forsyth County.

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, except for the permitted exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following permitted exceptions:

1. Ad valorem taxes due, but not yet payable;
2. Zoning ordinances and building laws or ordinances affecting the Property;
3. General utility easements of record serving the Property which do not interfere with operating the Property consistent with the intended use;
4. Rights-of-way of existing streets;
5. Matters which would be revealed by a current, accurate physical survey of the Property; and
6. Such other easements and restrictions encumbering the Property which appear of record in Forsyth County, North Carolina Public Registry and which do not interfere with operating the Property consistent with the intended use.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal in its name by its duly authorized officer the day and year first above written.

PIEDMONT NATURAL GAS COMPANY, INC., [SEAL]
a North Carolina corporation

By: [Signature] [SEAL]
Name: Kevin M. O'Hara
Title: SGVP

[Signature]
3/29/10

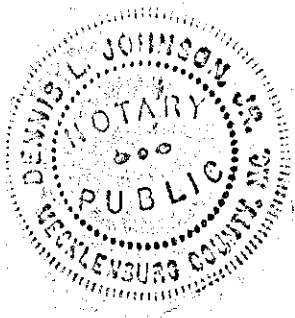
STATE OF NORTH CAROLINA

COUNTY OF mecklenburg

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Kevin M. O'Hara

Date: March 29, 2010

[Signature]
Official Signature of Notary



Dennis L. Johnson, Jr.
Notary's printed or typed name, Notary Public

My commission expires: December 6, 2010

(Official Seal)
(MUST BE FULLY LEGIBLE)

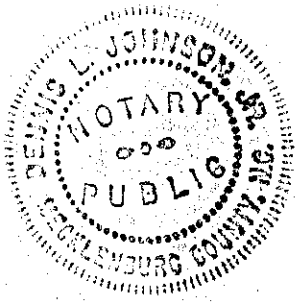


EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an iron stake in the western right-of-way line of Charlois Boulevard, said iron stake being the northeastern-most corner of Home Builders Association of Winston-Salem, Inc. recorded in Book 1298 at page 1667 in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence with the northernmost line of the Home Builders Association of Winston-Salem, Inc., South 60° 09' 51" West 213.45 feet to an iron stake in the right-of-way line of the ramp leading from Silas Creek Parkway to I-40 East; running thence with said right-of-way line on a curve to the right, said curve having a radius of 545.47 feet, an arc distance of 280.70 feet and a chord call and distance of North 17° 00' 21" West 277.61 feet to an iron stake; continuing thence with said right of way, North 03° 33' 10" East 15.21 feet to an iron stake, a corner of Guardian Realty Investments, Inc.; running thence with the southernmost line of Guardian Realty Investments, Inc., South 87° 21' 29" East 220.54 feet to an iron stake in the western right-of-way line of Charlois Boulevard; running thence with said right-of-way line on a curve to the left, the radius of the curve being 424.46 feet, having an arc distance of 171.53 feet and having a chord call and distance of South 15° 21' 04" East 170.37 feet to an iron stake, the point and place of BEGINNING, containing 51,204.368 square feet, more or less, containing 1.1755 acres, more or less, and being in accordance with a survey dated May 5, 1981 by John G. Bane, Registered Land Surveyor, and being a part of property known as Stratford Executive Park, Section 3, as recorded in Plat Book 25 at page 120 in the Office of the Register of Deeds of Forsyth County, North Carolina.