

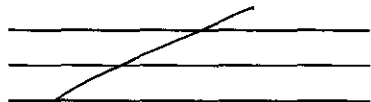
**2013012248 00153**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$20800.00**

PRESENTED &amp; RECORDED:

03-19-2013 02:45:50 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY  
DPT**BK: RE 3112****PG: 1846-1850**Drawn by: Thomas T. Crumpler, Esquire  
Return to: Blanco Box (52)Tax Parcel #s and 6826-68-9621.00 – 190 Oak Plaza Blvd., Winston-Salem, NC  
Property Address: 6828-68-6877.00 – 145 Executive Drive, Winston-Salem, NC

Excise Tax: \$20,800.00

**THE PROPERTY DESCRIBED HEREIN IS NOT GRANTOR'S PRIMARY RESIDENCE**②  
STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )**SPECIAL WARRANTY DEED**THIS SPECIAL WARRANTY DEED, made this 19 day of March, 2013, by and between **HIGHWOODS DLF 97/26 DLF 99/32, L.P.**, a Delaware limited partnership, party of the first part (hereinafter referred to as "Grantor"); and **CAROLINA INCOME PROPERTIES XII, LLC**, a North Carolina limited liability company, party of the second part (hereinafter referred to as "Grantee");\* 16 South Main Street  
Lexington NC 27292

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, with SPECIAL WARRANTY, in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly as follows:

All those certain lots or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE.**

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 or encumber 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 identified on Exhibit "B" attached hereto and incorporated herein.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed, as of the day and year first above written.

**HIGHWOODS DLF 97/26 DLF 99/32, L.P.,**  
a Delaware limited partnership

By: Highwoods DLF II, LLC, a Delaware limited liability company, its General Partner

By: Highwoods Realty Limited Partnership, a North Carolina limited partnership, its Sole Member

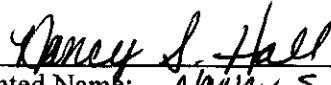
By: Highwoods Properties, Inc., a Maryland corporation, its Sole General Partner

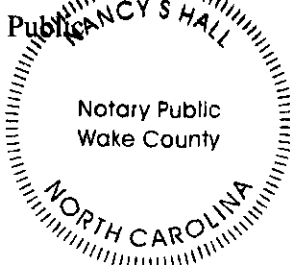
By:   
Name: Jeffrey D. Miller  
Title: Vice President & General Counsel

STATE OF North Carolina  
SS:  
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Vice President & General Counsel.

Date: 3/14/13

  
Printed Name: Nancy S. Hall, Notary



My commission expires: 7/5/17

**EXHIBIT A****Legal Description**

BEGINNING at an existing 7/8" iron stake (having North Carolina Grid Coordinates of North 889,007.01, East 1,626,912.33 NAD83 (NSRS2007) in the southern right-of-way of Hanes Mill Road, said iron being the northeast corner of Lot 2 and the northwest corner of Lot 3 Plat of Oak Summit Business Park as recorded in Plat Book 39, Page 190; thence with the southern right-of-way of Hanes Mill Road and the northern line of said Lot 3 on a curve to the left (having a radius of 2605') a chord bearing and distance of S. 82°41'56" E. 224.32' to a 7/8" iron at the southwest intersection of said Hanes Mill Road and Oak Plaza Boulevard; thence with the western right-of-way of said Oak Plaza Boulevard the two (2) following courses and distances: 1) S. 42°51'04" E. 73.32' to a 7/8" iron; thence 2) S. 00°00'26" W. 508.72' to an existing Concrete Nail, the southeast corner of said Lot no. 3 and in the centerline of a Private Access Easement; thence with said centerline of a Private Access Easement the four (4) following courses and distances: 1) N. 89°59'12" W. 613.14' to an existing PK Nail; thence 2) on a curve to the left having a radius of 100' a chord bearing and distance of S. 88°27'36" W. 5.57' to an existing PK Nail, the southwest corner of said Lot 3 and the southeast corner of said Lot 2; thence 3) S. 74°38'21" W. 42.13' to an existing PK Nail; thence 4) S. 62°25'44" W. 22.83' to an existing PK Nail in the eastern right-of-way of Executive Drive; thence with the eastern right-of-way of said Executive Drive N. 27°31'13" W. 23.56' to a 7/8" iron placed; the southeast corner of Lot 201, Tax Block 6322, RMIC Corporation Property as recorded in Deed Book 2719, Page 2031; thence with the southern line of said Lot 201 S. 62°28'47" W. 30.00' to a PK nail placed, the southwest corner of said Lot 201; thence N. 27°31'13" W. 50.00' to a 7/8" iron placed, the northwest corner of said Lot 201 and in the southern line of PIN 6828-68-1755, Communityone Bank, N.A. as recorded in Deed Book 3008, Page 4176; thence with the northern line of said Lot 201 N. 62°28'47" E. 30.00' to an existing 5/8" iron stake in the western line of said Lot 2; thence with the western line of said lot 2 and the eastern line of PIN 6828-68-1755 the two (2) following courses and distances: 1) N. 27°31'13" W. 70.49' to an existing 1-1/4" iron; thence 2) N. 00°00'53" E. 613.55' to a 7/8" iron placed in the southern right-of-way of said Hanes Mill Road; thence with the said right-of-way of Hanes Mill Road on a curve to the left (having a radius of 2605') a chord bearing and distance of S. 74°48'47" E. 490.81' to the point and place of BEGINNING and containing 10.568 acres more or less, as shown on the map entitled "ALTA Survey For: Carolina Income Properties XII, LLC, 145 Executive Drive and 190 Oak Plaza Boulevard" prepared by Sgroi Land Surveying, PLLC dated January 23, 2013, last revised March 15, 2013, Project No.: 2013-5.

The above-described property consists of all of Lot 2 & 3 as shown on a map entitled Oak Summit Business Park, recorded in Plat Book 39, Page 190, Forsyth County Registry, together with an approximate 30' by 50' parcel of land owned by Grantor resulting from the closure of a portion of Executive Drive reflected in that document entitled Resolution Ordering the Closing of a Portion of Executive Drive recorded in Book 2719, page 2031, Forsyth County Registry and containing 10.5700 acres, more or less.

Together with the benefits of the 30 foot Private Access Easement delineated on the Plat of Oak Summit Business Park recorded in Plat Book 39 Page 190 and as set forth in the Joint Driveway

Agreement recorded in Book 1964, Page 189 of the Registry of Deeds for Forsyth County, North Carolina.

TOGETHER WITH the easements, rights and benefits set forth in the Declaration of Covenants Conditions and Restrictions for Oak Summit Business Park, recorded in Book 1947, page 759, as amended by Amendment to Declaration of Covenants Conditions and Restrictions for Oak Summit Business Park, Recorded in Book 1947, Page 759, Forsyth County Register of Deeds recorded in Book 2452, Page 733, and Second Amendment to Declaration of Covenants Conditions and Restrictions for Oak Summit Business Park, recorded in Book 3056, Page 1078, Forsyth County Registry.

**EXHIBIT B****Permitted Exceptions**

1. Taxes for the year 2013, and subsequent years, not yet due or payable.
2. Declaration of Covenants, Conditions and Restrictions recorded at Book 1947, page 759 as amended at Book 2452, page 733 and Book 3056, page 1078, Forsyth County Registry. Declaration of Protective Covenants recorded at Book 1777, page 2571, all Forsyth County Registry.
3. Easements, setbacks and other matters disclosed by plat(s) recorded in Plat Book 39, page 190, Plat Book 39, Page 134 and Plat Book 43, Page 86, Forsyth County Registry, and shown on Survey dated January 23, 2013, last revised March 15, 2013, by David J. Sgroi, PLS.
4. Right(s) of Way to Southern Public Utilities Company recorded in Book 267, Page 18; and Book 279, Page 361, both Forsyth County Registry.
5. Right(s) of Way to Duke Power Company recorded in Book 493, Page 10, Book 670, Page 74, and Book 1536, Page 1432, all Forsyth County Registry.
6. Permits to Southern Bell Telephone and Telegraph Company recorded in Book 279, Page 209, Book 489, Page 38, and Book 493, Page 96, all Forsyth County Registry.
7. Easement for the construction, operation and maintenance of public utilities reserved by the City of Winston-Salem in that Resolution Ordering the Closing of a Portion of Executive Drive recorded in Book 2719, Page 2031, Forsyth County Registry, and shown on survey dated January 23, 2013, last revised March 15, 2013, by David J. Sgroi, PLS.
8. Thirty-foot (30') private access easement crossing the southernmost portion of the Property as shown on plat recorded in Plat Book 39, Page 190, and revised in Plat Book 43, Page 86, both Forsyth County Registry, and as set forth in Joint Driveway Agreement between Sara Lee Corporation and Highwoods/Forsyth Limited Partnership recorded in Book 1964, Page 189, Forsyth County Registry, and shown on survey dated January 23, 2013, last revised March 15, 2013, by David J. Sgroi, PLS.
9. Any matters which are an encumbrance on title disclosed by survey entitled "Carolina Investment Properties XII, LLC" by Sgroi Land Surveying, PLLC, dated January 23, 2013, last revised March 15, 2013, by David J. Sgroi, PLS.