

Tax Parcel No. 26-035.20-135

**20260318-0019682**

P: 1 of 3 F:\$77.00 3/18/2026 8:00:46 AM  
Michael E. Kozikowski T20260012726  
New Castle Recorder DEE  
WM: \$0.02 State: \$0.03

Prepared By and Return To:  
Evan W. Rassman, Esq.  
Fox Rothschild LLP  
1201 N. Market Street, Suite 1200  
Wilmington, DE 19801

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED MADE this 13<sup>th</sup> day of March, 2026,

BETWEEN **INCYTE REAL ESTATE HOLDINGS I LLC**, a Delaware limited liability company, whose address is 1801 Augustine Cut Off, Wilmington, DE 19803 ("Grantor")

-and-

**1100 N KING PARTNERS LLC**, a Delaware limited liability company, whose mailing address is 1000 N. West Street, Suite 10, Wilmington, DE 19801 ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLARS (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee that certain land located in New Castle County, Delaware, being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property"). The Property being more particularly bounded and described in accordance with a recent survey by Verdantas, Professional Land Surveyors of Wilmington, Delaware, signed and sealed as of April 10, 2024.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

AND the Grantor does hereby covenant, promise and agree, to and with the Grantee and Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as set forth herein, and that Grantor will warrant specially the Property hereby granted against Grantor and all persons claiming by, through or under Grantor, but against none other.

TO HAVE AND TO HOLD all of the right, title and interest of the Grantor in the above-described Property unto the Grantee and its successors and assigns forever.

BEING a part of the same lands and premises which CCI BRACEBRIDGE I, LP a Texas limited partnership, by Deed dated May 21, 2024 and recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, in Instrument No. 20240521-0032321, did grant and convey unto Grantor, in fee.

GRANTEE(S) ADDRESS:  
1000 N. West Street, Suite 10, Wilmington, DE 19801



EXHIBIT A

**LEGAL DESCRIPTION**

All that land situated in the City of Wilmington, New Castle County, State of Delaware, more particularly described as follows:

Lot 1, shown as containing 1.49 +/- acres, on plat entitled "1100 North King Street-Major Subdivision Plan, Bracebridge Corporation", filed November 15, 2017 as Document No. 20171115-0059838 in the New Castle County, Delaware, Recorder's Office.

BEING MORE RECENTLY DESCRIBED AS FOLLOWS:

ALL that certain piece, parcel or tract of land being situated in the City of Wilmington, New Castle County, Delaware, known as Lot 1 as per the Major Subdivision Plan for Bracebridge Corporation as recorded in the Recorder of Deeds in and for New Castle County on Instrument No. 20171115-0059838 as per a recent survey prepared by Verdantas, LLC, as more particularly as described as follows, to wit:

BEGINNING at the point formed by the intersection of the Southeasterly side of King Street (65.5 feet wide) with the Northeasterly side of Eleventh Street ( 49 feet wide).

THENCE, from said Point of Beginning the following four (4) courses and distances:

With the Southeasterly side of King Street, North twenty-seven degrees, forty-nine minutes, nine seconds East (N27°49'09"E) two hundred ninety-seven and sixty-six hundredths (297.66) feet to a point; THENCE, with the Southwesterly side of Twelfth Street (65 feet wide), South sixty-one degrees, fifty-seven minutes, fifty-three seconds East (S61 °57'53"E) two hundred eighteen and forty-six hundredths (218.46) feet to a point;

THENCE, with the Northwesterly side French Street (73.5 feet wide), South twenty-seven degrees, forty-nine minutes, six seconds West (S27°49'06"W) two hundred ninety-seven and sixty-six hundredths (297.66) feet to a point;

THENCE, with the aforementioned Northeasterly side of Eleventh Street, North sixty-one degrees, fifty-seven minutes, fifty-three seconds West (N61 °57'53"W) two hundred eighteen and forty-six hundredths (218.46) feet to the POINT OF BEGINNING;

CONTAINING with said metes and bounds 65,026 square feet or 1.4928 acres, be they the same, more or less.

TOGETHER WITH the benefits of that certain easement estate described in the Cross Easement Declaration dated January 23, 2017 and recorded January 31, 2017 as Instrument No. 20170131-0005587 in the Office of the Recorder of Deeds in and for New Castle County, Delaware.

Address:  
1100 N. King St., Wilmington, DE 19884  
New Castle County

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