

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 May 12 09:29 AM
Book: 9692 Page: 333
NC Rev Stamp: \$ 10000.00 Fee: \$ 26.00
Instrument Number: 2022019976
DEED

Excise Tax: \$10,000.00

Tax Lot No.

Parcel Identifier No. 105024 & 105026

Mail after recording to: Grantee
This instrument was prepared by: Anne Page Watson (without benefit of title search)
Brief description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 11th day of May, 2022, by and between

GRANTOR

Triangle Residential Options for Substance Abusers, Inc., a North Carolina Corporation

Mailing Address: 1820 James St., Durham, NC 27707

GRANTEE

Central Park School for Children Foundation, a North Carolina non-profit corporation

Property Address: 1001 & 901 North St., Durham, NC 27701

Mailing Address: PO Box 1442, Durham, NC 27702

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1999, Page 16, Durham County Registry.

Does the above described property include the Grantor's primary residence (yes/no)? No

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:

Restrictions and easements of record and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Triangle Residential Options for Substance Abusers, Inc.

[Signature] (SEAL)
By Keith Artin, President & Chief ~~Operating~~ Executive Officer

North Carolina
DURHAM County

I, ANNIE PAGE WATSON, a Notary Public for DURHAM County, North Carolina, do hereby certify that Keith Artin personally appeared before me this day and acknowledged that he is President and Chief ~~Operating~~ Executive Officer of Triangle Residential Options for Substance Abusers, Inc., a corporation, and that he, as President and Chief Operating Officer, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 10th day of May, 2022.

Notary:
[Signature]

My commission expires: 10-20-23



EXHIBIT A

TRACT 1:

BEGINNING at an existing iron pipe in the western right-of-way of North Street, designated as a control corner on the plat hereinafter referred to, and running thence North $88^{\circ} 06' 02''$ West 97.41 feet to an iron pipe set; thence North $88^{\circ} 52' 09''$ West 30.00 feet to an iron pipe set; thence North $88^{\circ} 45' 09''$ West 69.03 feet to a point; thence continuing North $88^{\circ} 45' 09''$ West 43.62 feet to an iron pipe set marking the northwest corner of the parcel herein described; thence along the common property line of the parcel herein described and the eastern property line of the property of the City of Durham as described in Deed Book 1838, Page 310, Durham County Registry, South $00^{\circ} 20' 39''$ West 259.53 feet to an existing iron pipe, said iron pipe marking the southwest corner of the parcel herein described; thence South $87^{\circ} 47' 50''$ East 240.13 feet to an existing iron pipe in the western right-of-way of North Street; thence along and with the western right-of-way of North Street North $00^{\circ} 20' 39''$ East 262.49 feet to the point and place of BEGINNING, and being all of Parcel A, containing 1.43 acres, more or less, as shown on that plat and survey titled "Property of Durham Public Schools Board of Education," prepared by TRMS, Inc., dated December 18, 1991, and recorded in Plat Book 129, Page 137, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

This property is commonly known as 1001 North St. Parcel ID 105024

TRACT 2:

BEGINNING at an existing iron pipe in the western right-of-way of North Street, said iron pipe marking the northeast corner of the parcel herein described and the southeast corner of Parcel A as shown on the plat hereinafter referred to, and running thence North $87^{\circ} 47' 50''$ West 240.13 feet to an iron pipe set, said iron pipe marking the southwest corner of the aforesaid Parcel A; thence South $00^{\circ} 20' 39''$ West 110.06 feet to an iron pipe set in the northern right-of-way of Geer Street; thence along and with the northern right-of-way of said Geer Street South $87^{\circ} 47' 50''$ East 240.13 feet to a nail set at the intersection of the northern right-of-way of Geer Street and the western right-of-way of North Street; thence along and with the western right-of-way of North Street North $00^{\circ} 20' 39''$ East 110.06 feet to the point and place of BEGINNING, and being all of Parcel B, containing 0.61 acres, more or less, as shown on that plat and survey titled "Property of Durham Public Schools Board of Education," prepared by TRMS, Inc., dated December 18, 1991, and recorded in Plat Book 129, Page 137, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

This property is commonly known as 901 North St. Parcel ID 105026