

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JAN 23 09:49:39 AM
BK: 7635 PG: 870-873
DEED
FEE: \$26.00
EXCISE TAX: \$160.00
INSTRUMENT # 2015002044
SCEARNEL



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$160.00 Recording Time, Book and Page
Tax Map No. Parcel Identifier No. 111320

Mail after recording to: ~~Grantee~~ *Wendy Clark, 801 Gilbert St., 5th fl., Durham, NC 27701*
This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 21st day of January, 2015 by and between

GRANTOR

DONALD CALVIN SCOGGINS and wife, Clara Pachon Scoggins

Grantor's Address:

GRANTEE

GILBERT STREET PARKING LOT, LLC
a N.C. limited liability company
Property Address: 1008 Gilbert Street, Durham, NC 27701

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 and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference for the legal description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7373, Page 616, Durham County Registry.

A map showing the above described property is recorded in Plat Book 110, Page 45, as referenced within this instrument.

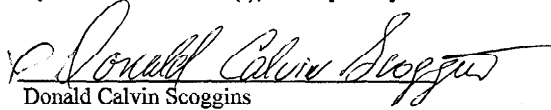
The above described property does does not include the primary residence of the Grantor.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Easements and restrictions of record
Ad Valorem taxes not yet due and payable

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.


Donald Calvin Scoggins

STATE OF NC
COUNTY OF Durham

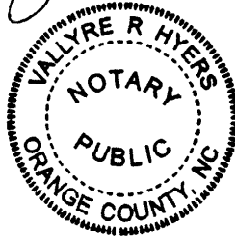
I certify that **Donald Calvin Scoggins, married**, personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

Witness my hand and official stamp or seal, this the 21st day of January, 2015.

My Commission Expires: 11/22/16
Print Notary Name: Vallyne R Hyers


Notary Public

Seal




See Additional Signature/Notary Page

Clara Pachon Scoggins
Clara Pachon Scoggins

STATE OF NC
COUNTY OF Durham

I certify that Clara Pachon Scoggins, married, personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.
Witness my hand and official stamp or seal, this the 21st day of January, 2015.

My Commission Expires: 11/22/16

Print Notary Name: Vallyre R Hyers

[Signature]
Notary Public

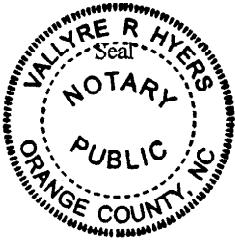


Exhibit "A"

BEGINNING AT an existing iron pipe in the southern right of way line of Gilbert Street, a corner of lands of P.E. Upchurch, Jr., said existing iron pipe also being located South 44° 48' 1" West 41.20 feet from a new PK nail set at the intersection at the center line of Gilbert Street and Latta Street; from said BEGINNING point, thence North 89° 52' 28" East with the southern right of way line of Gilbert Street 225.33 feet to an existing concrete monument, a corner of lands of the Sperry Corporation; thence with the line of the Sperry Corporation, South 00° 19' 00" West 116.18 feet to another existing concrete monument; thence continuing with the line of the Sperry Corporation, South 4° 10' 50" East 76.10 feet to a new iron pipe, a corner with lands now or formerly of Edward Jennette; thence with the line of Jennette, Daddario and Smith, now or formerly, North 89° 54' 55" West 142.48 feet to an existing iron pipe, a corner of lands of George T. Smith and Nellie R. Goodwin; thence with Goodwin's line, North 00° 36' 12" East 86.14 feet to a new iron pipe; thence continuing with the line of Nellie R. Goodwin and Kenneth D. Smith, North 85° 51' 15" West 89.09 feet to an existing iron pipe, a corner of P.E. Upchurch, Jr.; thence with Upchurch's line, North 00° 6' 57" East 98.8 feet to the point and place of BEGINNING, containing 0.814 acres, more or less.

The foregoing description was taken from a certain survey entitled "Survey for FCX, Inc., Durham, NC, Gilbert Street Property," prepared by C. Eugene Bobbitt, III, Registered Land Surveyor, (L-2664), dated December 20, 1985 and recorded in the Durham County Registry, in Plat Book 110 at Page 45.