

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Jan 31 11:43 AM
Book: 9602 Page: 391
NC Rev Stamp: \$ 8100.00 Fee: \$ 26.00
Instrument Number: 2022004208
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$8,100.00

Parcel Identifier: 0812-18-31-8509

Mail after recording to: Grantee

This instrument was prepared by: Wyrick Robbins Yates & Ponton LLP (JMH) 4101 Lake Boone Trail, Ste. 300, Raleigh, NC 27607 (PREPARED WITHOUT TITLE EXAMINATION)

Brief Description for the Index: +/- 1.782 ACRES, Plat Book 94, Page 155

THIS DEED made this 27 day of January, 2022, by and between:

GRANTOR	GRANTEE
<p>Duke View LLC, a North Carolina limited liability company 205 Windfall Creek Drive Chapel Hill, NC 27517</p>	<p>Durhamite Duke View LLC, a North Carolina limited liability company 321 E. Chapel Hill Street Durham, NC 27701</p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto 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 which is attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

03276 submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7071, Page 873, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 94, Pages 155, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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:

See Exhibit B which is attached hereto and incorporated herein by reference.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

Duke View LLC,
a North Carolina limited liability company

By: [Signature]
James Curteis Calhoun, Authorized Member

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein: James Curteis Calhoun, Authorized Member of Duke View LLC.

Date: January 27, 2022.



[Signature]
Notary Signature

Kelly L. Fritts
Notary Printed Name

My Commission Expires: 1-13-2025

(Official Seal)

EXHIBIT A

Legal Description

Property Address: 1011 Morreene Road, Durham NC 27705
Durham County Tax Parcel ID 125348
Durham County GIS PIN No. 0812-18-31-8509

BEGINNING at an iron pin located on the eastern right-of-way line of Morreene Road, said stake being the northwestern corner of the City of Durham Housing Authority Property, thence with the eastern right-of-way line of Morreene Road North 06° 30' 13" West 100.00 feet to a stake, the southwestern corner of Ledbetter, thence South 88° 11' 04" East 779.55 feet to a stake, the southeastern corner of Hood in the line of McKeel, thence with the McKeel line South 03° 23' 59" West 99.56 feet to a stake in the line of the City of Durham Housing Authority, the southwestern corner of McKeel, thence with the line of the City of Durham Housing Authority North 88° 13' 13" West 772.80 feet to a stake, the point and place of BEGINNING, containing 77,429.309 square feet (1.77 acres), more or less, and being all of that property shown on a survey entitled "ALTA/ACSM Land Title Survey for 1011 Morreene Road," dated August 17, 2012, and drawn by Gregory N. Jones, Professional Land Surveyor. This property is also described as being all of that property shown on a plat entitled MADGE D GREEN ESTATE, as drawn by Robert W. Young, Land Surveyor, dated October 10, 1978, and recorded in Plat Book 94 at Page 155 in the Office of the Register of Deeds of Durham County. Reference is hereby expressly made to the unrecorded survey and the recorded plat, referred to herein, for a more particular description of the property.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Easement(s) to Duke Power recorded in Book 1008 at Page 822.
3. Rights or claims of parties in possession not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property.

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