

Register of Deeds  
 Sharon A. Davis  
 Durham County, NC  
 09/01/2022 10:00:19AM  
 BT: OPR B: 9774 P: 693 Pages: 5  
 DEED - DEED  
 Fee: \$4,626.00 Excise Tax: \$4600.00  
 INSTRUMENT #2022035373  
 Tonya Redfearn

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$4,600
Parcel ID:	130555
Mail/Box to:	Grantee
Prepared by:	The Wall Law Firm, PLLC, 2310 Garner Road, Raleigh, NC 27610
Brief description for the Index:	26.289 Hoover Road

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 31 day of August 2022, by and between:

GRANTOR	GRANTEE
Hoover Road Realty LLC, a North Carolina limited liability company  2310 Garner Road Raleigh, NC 27610	Wall Real Property LLC, a Delaware limited liability company  160 Mine Lake Court, Suite 200 Raleigh, NC 27615

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the Durham County, North Carolina and more particularly described as follows (the "Property"):

See Attached Exhibit A.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 8798, Page 885.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

See Attached Exhibit B.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

\_\_\_\_\_

Name:

Hoover Road Realty, LLC, a North Carolina limited liability company

\_\_\_\_\_

Name:

By: [Signature]  
Name: Dan Wall  
Title: Sole Member

\_\_\_\_\_

Name:

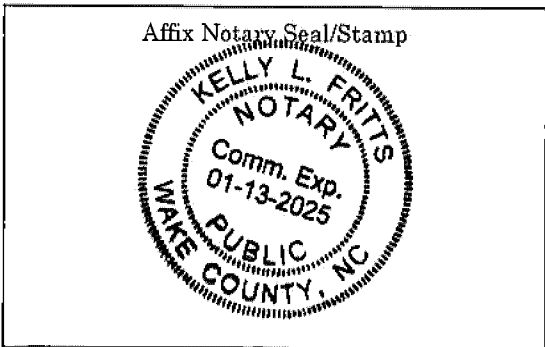
\_\_\_\_\_

Name:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF North Carolina, COUNTY OF Wake

I Kelly L. Fritts, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 30th day of August 2022, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Dan Wall



Kelly L. Fritts  
Notary Public (Official Signature)  
My commission expires: 1-13-2025

**EXHIBIT A**

**Legal Description**

Lying and being in Durham County, City of Durham in Durham Township, at a beginning point measured the following courses and distances from the point of intersection between the eastern right of way line of Angier Avenue and the eastern right of way line of Southern Railroad: a curve to the right along the Southern Railroad right of way having a radius of 788.29 feet and a chord bearing and distance of North 44° 21' 07" East 876.60 feet to a point; thence a curve to the left having a radius of 2,099.30 feet and a chord bearing and distance of North 66° 46' 44" East 227.81 feet to the true place and point of BEGINNING; thence from said Beginning point a curve to the left having a radius of 2,099.30 feet and a chord bearing and distance of North 48° 31' 27" East 1,148.86 feet to a point; thence South 44° 51' 15" East 639.14 feet to a point; thence North 60° 14' 03" East 208.07 feet to a point; thence with a curve to the right having a radius of 50 feet and a chord bearing and distance of South 70° 27' 39" East 65.20 feet to a point; thence with a curve to the right having a radius of 30 feet and a chord bearing and distance of South 88° 58' 38" East 22.65 feet to a point; thence with a curve to the right having a radius of 530 feet and a chord bearing and distance of South 54° 42' 50" East 221.93 feet to a point; thence South 45° 24' 36" East 120.46 feet to a point; thence with a curve to the right having a radius of 30 feet and a chord bearing and distance of South 01° 17' 46" East 41.77 feet to a point; thence with a curve to the left having a radius of 940 feet and a chord bearing and distance of South 33° 01' 57" West 319.51 feet to a point; thence North 66° 49' 40" West 467.84 feet to a point; thence South 22° 15' 11" West 582.66 feet to a point; thence South 79° 50' 25" West 196.39 feet to a point; thence North 71° 39' 56" West 707.29 feet to a point; thence North 27° 11' 27" West 338.19 to the point and place of Beginning containing 26.289 acres, more or less, as shown on a plat and survey thereof by Triangle Surveyors, Inc., dated December 5, 1988 and designated as Job Number 88279.

TOGETHER WITH easements of ingress, egress and regress appurtenant to the property described hereinabove, over and across the property now or formerly of F.K. Borden as Trustee and John Gold Borden as Trustee, said easements being more particularly described as follows:

- (1) right of way and easement running from the South side of Ashe Street to the tract described above, said 50-foot easement reservation being described as follows:

BEGINNING at a point on the South side of Ashe Street, said point being North 89° 21' 52" East 57.12 feet from the Northwest corner of the property described above as Tract Two and running thence South 26° 52' 03" West 414.21 feet to appoint; thence along the line of the above described Tract Two South 44° 51' 15" East 52.66 feet to a point; thence North 26° 52' 03" East 456.75 feet to a point in the South margin of Ashe Street; thence with the South margin of Ashe Street South 89° 21' 52" West 56.37 feet to the point and place of Beginning.

- (2) Right of Way and easement 30-feet in width, the center line of which is described as follows:

BEGINNING at a point in the North line of East End Avenue, said point being South 77° 24' 25" West 18.40 feet from the Northwest corner of the intersection of East End Avenue and Rowena Avenue; thence running North 30° 56' 44" West 114.32 feet to a point; thence running North 32° 41' 51" West 12.26 feet to a point; thence North 32° 28' 13" West 13.15 feet to a point; thence North 36° 02' 44" West 123.5 feet to appoint; thence North 25° 05' 19" West 49.55 feet to a point; thence North 16° 41' 20" West 46.80 feet to a point; thence North 10° 34' 23" West 106.24 feet to a point; thence North 19°

00' 38" West 30.42 feet to a point; thence North 25° 00' 26" West 73.07 feet to a point; thence North 22° 07' 02" West 31.20 feet to a point; thence North 15° 25' 57" West 28.65 feet to a point; thence North 09° 01' 58" East 123.96 feet to a point; thence North 15° 59' 19" West 30.84 feet to a point; thence North 21° 40' 53" West 24.16 feet to a point; thence North 30° 21' 23" West 263.96 feet to a point; thence North 20° 45' 24" West 40.79 feet to a point; thence North 06° 39' 26" West 41.23 feet to a point; thence North 09° 06' 53" East 116.49 feet to a point in the Southerly line of the property described as Tract Two.

With respect to the reserved right of way and easement described in Paragraph 2 above, the same shall terminate and cease to exist upon the installation, dedication and acceptance for public maintenance by all applicable governmental authorities; with all costs to be borne by the parties of the second part or their successors and assigns, of a public roadway of not less than 30 feet in width, providing the above described "Tract Two" access to and from Miami Boulevard.

Being the identical property described in Deed Book 2814, Page 166, Durham County Registry.

Site Address: 1017 S. Hoover Road, Durham, NC 27703

Parcel 130555

The foregoing parcels were acquired by Grantor is Book 8798, Page 885, Durham County Registry.

**EXHIBIT B**

Permitted Exceptions

1. Ad valorem taxes for 2023 and subsequent years.
2. Easements, restrictions, covenants, rights-of-way and matters of record.
3. Any matters that would be disclosed by a current survey and inspection of the hereinabove described property.
4. Zoning ordinances and other governmental restrictions on the use and development of the hereinabove described property.