

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 24 04:01 PM
Book: 9438 Page: 607
NC Rev Stamp: \$ 3470.00 Fee: \$ 26.00
Instrument Number: 2021042986
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$3,470.00	Recording Time, Book and Page
Parcel Ref. No. 162902 & 216909	Parcel Identifier No.

Mail after recording to: Grantee:
This instrument was prepared by: William W. Browning, Atty (without benefit of title examination)

THIS DEED made this 17th day of August, 2021, by and between

GRANTOR

KPMBE INVESTMENT GROUP, LLC and WOODSTOCK WILDLIFE VENTURES, LLC
Address: 917 Ellis Road, Durham, NC 27703

GRANTEE

4318 MEDICAL PARK DRIVE LLC and JCH NETWORK, LLC, as Tenants in Common with 4318 Medical Park Drive LLC having
Address: 11901 Possum Track Rd., Raleigh, NC 27614 40% and JCH Network, LLC having 60%

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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8590, Page 992, Durham County Registry.

A map showing the above-described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

Submitted electronically by "Nelson Mullins LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The above-described property 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, as Tenants in Common, as aforesaid.

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:

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.

KPMBE Investment Group, LLC

By: *Kenneth H. Meashey*
Kenneth H. Meashey, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

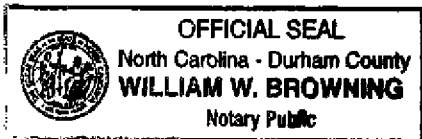
I, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Kenneth H. Meashey, Manager of KPMBE Investment Group, LLC, Grantor.

Witness my hand and official stamp or seal, this the 17th day of August, 2021.

My Commission Expires: 01/21/22

William W. Browning
Notary Public

Print Notary Name: William W. Browning



Woodstock Wildlife Ventures, LLC

By: Benjamin Bryan Everett III
Benjamin Bryan Everett, III, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Benjamin Bryan Everett, III, Manager of Woodstock Wildlife Ventures, LLC, Grantor.

Witness my hand and official stamp or seal, this the 20th day of August, 2021.

My Commission Expires: 01/21/22

William W. Browning
Notary Public

Print Notary Name: William W. Browning

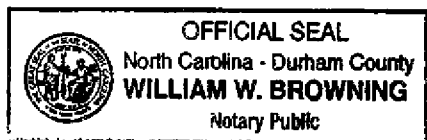


EXHIBIT A

Address: 1023 South Miami Boulevard
Durham, NC 27703

BEGINNING at a stake on the eastern side of U.S. Highway 70, said stake being the northwest corner of the property of American Towers LLC as described in Book 7468 at page 445, Durham County Registry, and running thence with the east side of U.S. Highway 70 North 19 deg. 45' 23" West 193.14 feet to a stake, the southwest corner of the property of John C. Pickard and wife, Pamela Pickard as described in Deed Book 3004 at page 342, Durham County Registry; thence with the south side of said Pickard property, North 70 deg. 12' 05" East 358.62 feet to a stake; thence South 06 deg. 05' 00" West 261.64 feet to a stake; thence North 84 deg. 59' 26" West 76.00 feet to a stake; thence South 73 deg. 34' 49" West 175.87 feet to a stake on the eastern side of U.S. Highway 70, the point and place of BEGINNING, and being all of that parcel denoted as 1023 South Miami Boulevard (also known as U.S. Highway 70) shown on that plat of the PROPERTY OF FANNIE G. JOHNSON EST. & PROPERTY OF GILLIS PROPERTIES LLC recorded in the Office of the Register of Deeds of Durham County in Plat Book 193 at page 269, to which plat reference is hereby expressly made for a more particular description of same.

PIN 0840-55-79-5205.DUR

PIN 0840-55-79-5205.SRV