

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Feb 12 04:33 PM NC Rev Stamp: \$ 1500.00
Book: 7873 Page: 192 Fee: \$ 26.00
Instrument Number: 2016004324
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,500.00

Parcel Identifier No.8479769 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Ricardo Velasquez, 107 North Church Street, Durham, NC 27701

This instrument was prepared by: Alison R. Cayton, Manning, Fulton & Skinner, P.A. PO Box 20389, Raleigh, NC 27619-0389

Brief description for the Index: 107 North Church Street Durham, NC

THIS DEED made this 12 day of February, 2016, by and between

GRANTOR	GRANTEE
Ecological Democracy, LLC , a North Carolina limited liability company P.O. Box 247 Hurdle Mills, NC 27541	Ricardo Velasquez 1408 Dollar Avenue Durham, NC 27701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7591, page 298.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

This property is conveyed subject to ad valorem taxes for 2016 and subsequent years and to easements, restrictions and rights of way of record

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

ECOLOGICAL DEMOCRACY, LLC, a North Carolina limited liability company _____ (SEAL)

By: Maria McNally _____ Print/Type Name: _____

Print/Type Name & Title: manager _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Marcia Jeanne McNally personally came before me this day and acknowledged that she is the Manager of Ecological Democracy, LLC, a North Carolina ~~or~~ ~~corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable)~~, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 12th day of February, 2016.

My Commission Expires: October 3, 2018
(Affix Seal)

Mary M. Clark
Mary M. Clark Notary Public
Notary's Printed or Typed Name

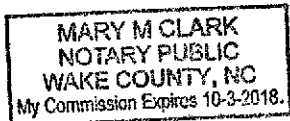


EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at a stake on the building line on the inside of the sidewalk on the west side of Church Street, said point being 85 feet in a northerly direction from the north curb line of East Main Street, thence North $53^{\circ}39'$ West 75.7 feet to a stake in R. H. Wright's line thence along and with said Wright's line North $36^{\circ}18'$ East 12.1 feet to a stake, thence North 54° West 9.1 feet, thence North $36^{\circ}30'$ East 23.8 feet to a point in the middle of a brick wall between the building on the property line described herein and the building on the lot adjoining and immediately north of the property herein described and formerly owned by B. Enoch, M. Gladstein and M. Shevel Estate, thence along and through the middle of the brick wall above mentioned and referred to (it being understood by and between the parties to this deed that the said brick wall shall be and remain a party wall) South 54° East 80 feet to a stake in the building line on the inside of the sidewalk on the West side of Church Street, thence from a point in the middle of the above mentioned and described party wall and along and with the building line on the inside of the sidewalk on the west side of Church Street South $36^{\circ}18'$ West 36.4 feet to a stake, the place or point of beginning and being the southern portion of the property described in deed from W. M. Yearby and wife, Minnie L. Yearby, et als, to B. Enoch, M. Shevel and Betsy Gladstein, dated June 5, 1911, and recorded in the Office of the Register of Deeds of Durham County in Deed Book 44, at page 94, for a more particular description of above mentioned and described lot or parcel of land