

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Apr 29 03:36 PM NC Rev Stamp: \$ 3708.00  
Book: 7921 Page: 111 Fee: \$ 26.00  
Instrument Number: 2016013284  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,708.00

Parcel Identifier No. 110695 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: Tract B2 PB 142 Page 217

THIS DEED made this 28 day of April, 2016, by and between

GRANTOR	GRANTEE
<b>DISTRIBUTION SERVICES COMPANY, LLC</b>	<b>1111 NEVILLE LLC</b>
Post Office Box 2244 Durham, NC 27702	1000 E. Cesar Chavez Austin, TX 78702

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 parcel of land located in Durham County, North Carolina and more particularly described as follows:

BEGINNING at a mark in concrete (northeastern corner of parcel), the point and place of beginning, said mark being located South 35° 13' 01" West 38.42 feet from an existing pk nail in the intersection of Latta Street and Mallard Avenue; thence along the western right-of-way of Latta Street South 01° 32' 58" East 355.38 feet to a computed point, corner for this tract and a 35 foot access easement; thence leaving said right-of-way and along the northern edge of 35 foot easement South 88° 08' 59" West 186.69 feet to a computed point; thence along a new line for Southern States North 03° 13' 16" West 381.10 feet to a computed point in the southern right-of-way of Mallard

Submitted electronically by "The Pryzwansky Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

Avenue; thence with the right-of-way of Mallard Avenue South 87°02'35" East 88.71 feet to a computed point; thence South 82°24'24" East 110.78 feet to the point and place of BEGINNING, and BEING all of that parcel shown as Tract B2 by the plat of survey of record at Plat Book 142 Page 217, Durham County Registry; TOGETHER WITH a perpetual, non-exclusive easement appurtenant for purposes of ingress, egress and regress over, under and through that certain parcel described as BEGINNING at the southeast corner of Tract B2 and running South 01°32'58" East 35.0 feet; thence South 88°08'59" West 185.67 feet; thence North 03°13'16" West 35.0 feet; thence North 88°08'59" East 186.69 feet to the place and point of BEGINNING and being all of that parcel shown as "35 FOOT ACCESS EASEMENT" by the aforescribed plat.

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

The Property was acquired by Grantor by deed recorded in Book 2863 Page 853, Durham County Registry.

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:

- 1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
- 2. Easements, rights of way and restrictions of record.

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

DISTRIBUTION SERVICES  
COMPANY, LLC

By: *[Signature]*  
James B. Brame, Jr., Manager

STATE OF North Carolina

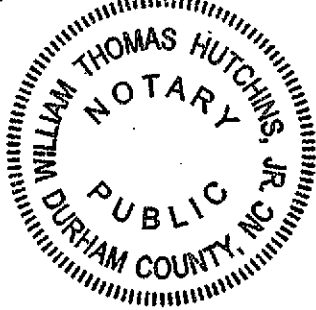
COUNTY OF Durham

I 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: James B. Brame, Jr.

Date: 4/28/16

*[Signature]*  
Notary Public

[Official Seal]



Print Name: William Thomas Hutchins, Jr.

My commission expires: 7/11/2020