

Register of Deeds
Sharon A. Davis
Durham County, NC

08/03/2022 12:16:37PM

BT: OPR B: 9755 P: 195 Pages: 4

DEED - DEED

Fee: \$4,550.00 Excise Tax: \$4550.00

INSTRUMENT #2022031668

James Tabron

Register of Deeds
Sharon A. Davis
Durham County, NC

07/29/2022 12:27:48PM

BT: OPR B: 9752 P: 192 Pages: 4

DEED - DEED

Fee: \$4,576.00 Excise Tax: \$4550.00

INSTRUMENT #2022031101

Evelyn Hammiel

THIS DEED IS BEING RE-RECORDED FOR DURHAM COUNTY REGISTER OF DEEDS TO COLLECT BALANCE OF EXCISE TAX.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$9,100.00

Parcel Identifier No. 110695

Verified by Durham County on the ____ day of _____, 2022, by: _____

This instrument was prepared by Stephenson Fournier, PLLC, 3355 West Alabama, Suite 640, Houston, Texas 77098, under the supervision of The Pryzwansky Law Firm, 507 W. Peace Street, Suite 101, Raleigh, North Carolina 27603.

After recording return to Grantee.

Brief description for the Index: 1111 Neville Street, Durham, North Carolina 27701

THIS DEED made this 29 day of JULY 2022, by and between

GRANTOR	GRANTEE
1111 NEVILLE LLC, a North Carolina limited liability company 1000 East Cesar Chavez Austin, TX 78702	SOLO I, LLC, a North Carolina limited liability company 3005 Rothgeb Drive Raleigh, NC 27609

The designation Grantor and Grantee as used herein shall include said parties, their 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, that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described on Exhibit A, attached hereto and made a part hereof, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

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

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, but not otherwise, other than the following exceptions:

1. Matters revealed by map/plat recorded in Plat Book 142, Page 217, Durham County Registry.
2. Easement(s) in favor of Public Service Company as recorded in Book 279, Page 652 of the Durham County Registry.
3. Slope Easement(s) in favor of City of Durham as recorded in Book 269, Page 375 of the Durham County Registry.
4. Terms and Conditions of that certain thirty-five (35) foot easement for ingress, egress, and regress as shown in Plat Book 142, Page 217, and Plat Book 191, Page 79, Durham County Registry.
5. Encroachment upon the Land by the gravel drive appurtenant to the property adjoining on the west.
6. Rights of Bull City Designs, LLC, Triangle Converting Corporation, Inc., and Broadway Typewriter Company, Inc. D/B/A Arey Jones Educational Solutions in possession as tenant(s) only under unrecorded lease(s).
7. Matters as shown on survey by C. Eugene Bobbitt, III, PLS L-2664, dated December 31, 2021, entitled Survey for "Bull City Designs, LLC" ("Survey") and any easements or rights-of-way associated therewith, including:
 - a. concrete pad
 - b. loading ramp
 - c. canopy
 - d. electric power line
 - e. fence
 - f. gate

The Property was acquired by Grantor by instrument recorded at Book 7921, Page 111 of the Durham, County Register of Deeds.

The Property is NOT the principal residence of Grantor.

[Signature page follows]

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

GRANTOR:

1111 NEVILLE LLC,
a North Carolina limited liability company

By: ARE Ventures, LLC,
its Manager

By: 
Colin Brothers, Manager

STATE OF NC

COUNTY OF Cabarrus

I certify that the following person, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Colin Brothers as the Manager of ARE Ventures LLC, the Manager of 1111 Neville, LLC, a North Carolina limited liability company.

Date: July 19th, 2022

Ishlaben Chauhan
Notary Public Name: ISHLABEN CHAUGHAN

[Official Seal]

My Commission Expires: 08/11/2026

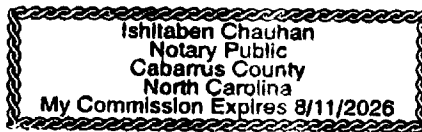


EXHIBIT "A"

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 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 AFORE DESCRIBED PLAT.