

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Feb 21 10:59 AM NC Rev Stamp: \$ 3900.00  
Book: 8598 Page: 63 Fee: \$ 26.00  
Instrument Number: 2019005112  
DEED

Excise Tax \$3,900.00 Recording Time, Book and Page

Account No. 8570160

PINs. 0831-05-19-8658, 0831-05-19-8753, 0831-05-19-8719, 0831-05-19-8971, 0831-05-19-8918

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: \_\_\_\_\_ Grantee

This instrument was prepared by: \_\_\_\_\_ Charles E. Nichols, Nichols Law PA

Brief description for the Index: 1113, 1115, 1117 and 1123 Gurley St and 208 E Geer St, Durham

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 20th day of February, 2019, by and between

|  |  |
|--|--|
| GRANTOR  | GRANTEE  |
| Gurley Men Ventures, LLC<br>106 South East Street<br>Raleigh, NC 27601 | D.T.I. Downtown East 1, LLC<br>PO Box 1711<br>Durham, NC 27702 |

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 of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

See Exhibit A attached hereto.

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

The Property was a portion of the property acquired by Grantor by instrument recorded in Book 7074, Page 898, 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.

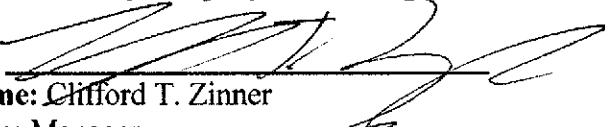
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to covenants, restrictions, easements and other matters of record affecting said property and to all ad valorem taxes.

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

**Gurley Men Ventures, LLC**, a North Carolina limited liability company

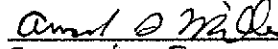
By:   
Name: Clifford T. Zinner  
Title: Manager

STATE OF NORTH CAROLINA :  
COUNTY OF WAKE :

I certify that the following person personally appeared before me this day, acknowledging to me that to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated [FILL IN NAME OF PERSON SIGNING]: Clifford T. Zinner.

Date: 2/19/19

[Affix Notary Seal]

Notary Public:   
Printed Name: Amanda S. Miller  
My Commission Expires: 8/30/2021

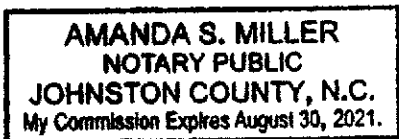


EXHIBIT A  
LEGAL DESCRIPTION

TRACT 1: 208 E. GEER STREET

BEING all of Lot 5 as shown on the plat of OTHO LUNSFORD filed of record in Plat Book 1 at Page 136 of the Durham County Registry to which plat reference is hereby made for a more particular description of same

TRACT 2: 1123 GURLEY STREET

BEGINNING at a stake on the West side of Gurley Street and being 120 feet from Geer Street and going South 13 degrees 42 minutes West 88 7 feet to an existing iron pipe, thence North 75 degrees 20 minutes West 102 3 feet to an existing iron pipe, thence North 13 degrees 42 minutes East 88 7 feet to an existing iron pipe, thence South 75 degrees 20 minutes East 102 3 feet to an iron pipe, being the point and place of Beginning and being that same property conveyed to J D Cash and wife, by deed recorded in Deed Book 280, Page 719 of the Durham County Registry The above-described property has a street address of 1123 Gurley Street

TRACT 3: 1113 GURLEY STREET

BEGINNING on the West side of Lynchburg Avenue (now Gurley Street) fifty feet South of Geer's line and running thence with said Avenue South 31 degrees West fifty feet (50'), thence West ninety-one and one-half feet (91 and 1/2' W), thence North 14 degrees East fifty feet (50'), thence East eighty six and one-half feet (86 and 1/2' W) to the beginning, containing one tenth of an acre more or less and being one-half of lot No 29 of Link's survey of May land in December 1891 (Parcel #110140, having a street address of 1113 Gurley Street, Durham, N C , hereinafter referred to as Lot 29)

## TRACT 4: 1117 GURLEY STREET\

BEGINNING at a stake on the West side of Gurley Street, said stake being South 16 degrees 51 minutes 26 seconds West 211 feet from the South side of East Geer Street, at the southeast corner of property of J E Decatur as shown in Book 1031, Page 990, Durham County Registry, and running thence from said Point of Beginning along and with the west side of Gurley Street South 16 degrees 51 minutes 26 seconds West 93 64 feet to a stake, the northeast corner of U M George as shown in Deed Book 140, Page 309, thence with said north line of George North 86 degrees 34 minutes 19 seconds West 77 feet to a stake, the northwest corner of George, thence with the west line of George South 7 degrees 53 minutes 08 seconds West 100 feet to a stake in the center of a branch, thence North 85 degrees 57 minutes 08 seconds West 101 feet to a stake in the east line of an alley, thence with the east line of said alley North 16 degrees 42 minutes 30 seconds East 118 feet to a stake, the southeast corner of T C Felder as shown in Deed Book 224, Page 381, thence with the east line of Felder and J E Godfrey North 16 degrees 42 minutes 30 seconds East 119 50 feet to a stake in the south line of G Ray as shown in Deed Book 221, Page 250, thence with the south line of Ray South 71 degrees 45 minutes 15 seconds East 55 05 feet to a stake, the southwest corner of J E Decatur, thence with Decatur's south line South 71 degrees 13 minutes 15 seconds East 103 43 feet to a stake, the Point of Beginning, and being that property shown on that plat entitled "Boundary Survey, Property of Carolantic Investments" by Credic Engineering Co, Inc dated September 7, 1982 and recorded in Plat Book 101, Page 174, Durham County Registry, to which plat reference is hereby made for a more particular description of same See also Plat Book 12, Page 21 The above-described property has a street address of 1117 Gurley Street

## TRACT 5: 1115 GURLEY STREET

BEGINNING on Geer's line, the west side of Lynchburg Avenue (now Gurley Street), and running thence with said Avenue South 3 1/3 degrees West fifty feet (50'), thence West eighty-six and one half feet (86 and 1/2' W), thence North 14 degrees East fifty feet (50') to Geer's line, thence East with his line eighty-one and one-half feet (81 1/2' E) to the beginning, containing 9/100 of an acre more or less, and being about one half of Lot No 28, of Link's survey of May land in December 1891 (Parcel #110141, having a street address of 1115 Gurley Street, Durham, N C hereinafter referred to as Lot 28)