

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Feb 04 04:25 PM NC Rev Stamp: \$ 4970.00  
Book: 8589 Page: 220 Fee: \$ 26.00  
Instrument Number: 2019003345  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Stamps: \$4,970.00

Tax ID #: 102775

The property herein conveyed is not the Grantor's primary residence. (NCGS 105-317.2)

After recording, MAIL TO GRANTEE

This instrument was prepared by: The Banks Law Firm, PA (RHH) (No title search performed)

Brief description for the Index: 112 W Main St

THIS DEED is made this 29<sup>th</sup> day of January, 2019, by and between

GRANTOR	GRANTEE
<p data-bbox="224 1150 724 1220"><b>EMPRESS DEVELOPMENT, LLC,</b> a North Carolina limited liability company</p> <p data-bbox="358 1287 586 1386">Grantor's Address: 103 Roebbling Lane Cary, NC 27513</p>	<p data-bbox="857 1150 1357 1220"><b>112 W MAIN, LLC,</b> a North Carolina limited liability company</p> <p data-bbox="971 1287 1240 1386">Grantee's Address: 1908 Macalpine Circle Morrisville, NC 27560</p>

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 DURHAM County, North Carolina and more particularly described on **Exhibit A** attached hereto.

The property herein described was acquired by Grantor by instrument recorded in Book 7174, Page 548, Durham County Registry.

submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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.

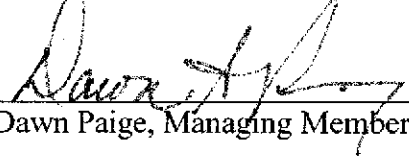
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1) Zoning ordinances affecting the subject property.
- 2) Rights of tenants under unrecorded leases.
- 3) The lien of *ad valorem* real property taxes for 2019 and thereafter.
- 4) Matters shown on the plat recorded in Plat Book 12, Page 4, Durham County Registry.
- 5) Party Wall Agreement recorded in Book 27, Page 552.
- 6) Revocable Deed of Air Rights recorded in Book 7492, Page 849, Durham County Registry.
- 7) Temporary Construction Easement and Revocable Use Easement recorded in Book 7809, Page 310, Durham County Registry.
- 8) Memorandum of Lease in favor of Jones & Hale, LLP d/b/a Morningstar Law Group recorded in Book 7955, Page 958, Durham County Registry.
- 9) Rights of the public and others entitled thereto in and to the use of that portion of the subject property within the bounds of the sidewalk.
- 10) Matters shown by that certain survey entitled "Lot 1 J.B. Warren Estate, prepared by Riley Surveying, PA, bearing the seal and certification of Phillip W. Riley, PLS, dated 01/09/19.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, as of the day and year first above written.

[signatures on following page]

Empress Development, LLC


By:  (SEAL)  
Dawn Paige, Managing Member

By:  (SEAL)  
Elaine Curry, Chief Executive Manager

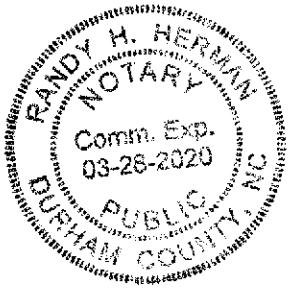
STATE OF NORTH CAROLINA -- Durham COUNTY:

I, the undersigned, a Notary Public of the State aforesaid, certify that **Dawn Paige and Elaine Curry** personally came before me this day and, being duly authorized to do so, acknowledged the execution of the foregoing instrument in the capacity indicated.

Witness my hand and official stamp or seal, this the 29<sup>th</sup> day of January, 2019.

  
Randy H. Herman Notary Public  
(Print Name)  
My commission expires: 3/28/20

[Stamp or Seal]



## EXHIBIT A

Beginning at a point, said point and place of beginning being N 56 degrees 0 minutes West 101 8 feet from the inside edge of the intersection of the public sidewalk that parallels Mangum Street and West Main Street at its northwest intersection, thence along and with the inside edge of the public sidewalk along West Main Street, N 58 degrees 0 minutes West 26 feet, thence North 32 degrees 21 minutes E 179 8 feet along and with a brick wall and the property line of adjoining lot to the south side of the public sidewalk along Parrish Street, thence along and with said sidewalk South 56 degrees 30 feet East to the property line of Lot 2, thence South 32 degrees 21 minutes West 180 0 feet to the point and place of beginning and bounded on the east by City Park and Lot 2, all according to plat showing Lot 1, "J B Warren Estate", P B 12, Page 4, Durham, North Carolina and according to unrecorded survey of Property of Irwin E Holmes, Jr and wife, Meredythe J Holmes done by Charles P Hinnant, RLS #726, the 12<sup>th</sup> day of July, 1994 and that said property bears the mailing address of 112 W Main Street

Being the same property as:

Commencing at the intersection of the western boundary of N. Mangum Street, a public right of way, and the northern boundary of W. Main Street, a public right of way, and running thence along and with the northern boundary of W. Main Street N 57° 17' 53" W 102.66 feet to a point, the place and point of BEGINNING, thence continuing along and with the northern boundary of W. Main Street N 56° 00' 41" W 26.14 feet to a point; thence leaving the northern boundary of W. Main Street and running N 31° 21' 00" E 178.92 feet to a point in the southern boundary of W. Parrish Street, a public right of way, thence running along and with the southern boundary of W. Parrish Street S 58° 28' 51" E 26.00 feet to a point; thence leaving the southern boundary of W. Parrish Street and running thence S 32° 18' 24" W 180.04 feet to a point in the northern boundary of W. Main Street, the place and point of BEGINNING, and containing 4,678 square feet, more or less, as shown on that certain unrecorded ALTA/NSPS Land Title Survey entitled "Lot 1 J.B. Warren Estate" prepared by Riley Surveying, P.A., sealed by Phillip W. Riley, PLS, with fieldwork dated January 9, 2019, last revised January 21, 2019.