

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Feb 21 10:59 AM NC Rev Stamp: \$ 600.00  
Book: 8598 Page: 67 Fee: \$ 26.00  
Instrument Number: 2019005113  
DEED

Excise Tax \$600.00 Recording Time, Book and Page \_\_\_\_\_  
Account No. 8570160 \_\_\_\_\_  
PINs. 0831-05-19-6993 and 0831-05-19-7918 \_\_\_\_\_  
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: 1124 and 1126 N Roxboro 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 106 South East Street Raleigh, NC 27601	D.T.I. Downtown East 1, LLC PO Box 1711 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

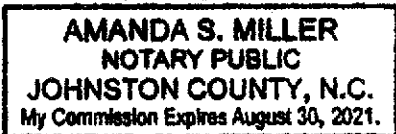
By: [Signature]  
Name: Clifford T. Zinner  
Title: Manager

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

EXHIBIT A  
LEGAL DESCRIPTION

TRACT 1: 1124 N ROXBORO STREET

BEGINNING at a stake on the east side of Roxboro Street, South 156 feet 6 inches from the south side of Geer street at the southwest corner of Lot #3 Plat of Otho Lunsford property, thence with the line of said Lot #3, South 75 degrees 20 minutes East 153 feet, 8 inches to a stake in the line of Lot #5 of the said Lunsford property, thence with a line of said Lot #5, South 13 degrees 42 minutes West 52 feet 2 inches to a stake, thence North 75 degrees 20 minutes West 153 feet 8 inches to a stake on Roxboro Street, thence with said Roxboro Street 52 feet 2 inches to a stake, the beginning corner, and being Lot #4 of said Plat above referred to, which said Plat was made by E C Belvin, C E , March 15, 1909, now on file in the Office of the Register of Deeds of Durham County in Plat Book 1, Page 136, to which reference is hereby made for a more particular description of same Reference is made to item 5 of the Will of T M Pendergrass recorded in Will Book 8, Page 103

TRACT 2: 1126 N ROXBORO STREET

BEGINNING at an iron stake on the east side of Roxboro Street at a point 104 feet and 4 inches from the intersection of Roxboro and Geer Streets, southwest corner of Lot 2 of Plat of Otho Lunsford Property, and running thence with the south line of Lot 2, South 75 degrees 20 minutes East 153 feet and 8 inches to an iron stake in the line of Lot 5, thence with said line of Lot 5, South 13 degrees 42 minutes West 52 feet and 2 inches to a stake, corner of Lot 4, thence with line of Lot 4, North 75 degrees 20 minutes West 153 feet and 8 inches to a stake on Roxboro Street, thence with said Roxboro Street, North 13 degrees 42 minutes 52 feet and 2 inches to the beginning, and being known and designated as Lot 3 of the Plat of Otho Lunsford Property surveyed March 15, 1909, by E C Belvin, surveyor, which said plat is duly recorded in Plat Book 1, Page 136, in the Office of the Register of Deeds of Durham County, N C , and being a portion of the property conveyed to said Otho Lunsford by Mary W Greer by deed dated October 31, 1905, and duly recorded in Book of Deeds 32, page 543, in the Durham County Registry