

*Block same office 6130856. 2014-05-27*

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2014 May 27 04:50 PM NC Rev Stamp: \$ 1450.00  
Book: 7497 Page: 817 Fee: \$ 26.00  
Instrument Number: 2014015012  
DEED

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Durham County Register of Deeds. GS 47-14 (a 1) (5).

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,450.00

Parcel ID: 102757

This instrument was prepared without benefit of title search by: Morris, Manning & Martin, LLP, PO Box 12768, RTP, NC 27709

Return to: Grantee

Brief description for the Index:

113 W. Main Street, Durham, NC

THIS DEED is made this 21 day of May, 2014, by and between:

GRANTOR	GRANTEE
<b>CONSTRUCTION CONTROL GROUP, LLC</b> 101 W. Main Street Durham, NC 27701	<b>113 WEST MAIN STREET, LLC</b> 6510 Chapel Hill Road, Suite 200 Raleigh, NC 27607

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEGINNING AT A POINT LOCATED IN THE PROPERTY LINE ON THE SOUTH SIDE OF WEST MAIN STREET, SAID POINT BEING SOUTH 54 DEG. 55' 06" EAST 113.84 FEET FROM THE PROPERTY LINE ON THE EAST SIDE OF CORCORAN STREET; AND THENCE FROM SAID POINT AND PLACE OF BEGINNING ALONG AND WITH THE PROPERTY LINE ON THE SOUTH SIDE OF WEST MAIN STREET SOUTH 54 DEG. 55' 06" EAST 53.66 FEET TO A STAKE; THENCE ALONG AND WITH THE CENTERLINE OF A PARTY WALL (DESCRIBED IN DEED BOOK 15 AT PAGES 244 AND 255) SOUTH 35 DEG. 16' 22" WEST 90.03 FEET TO A STAKE LOCATED IN THE PROPERTY LINE ON THE NORTH SIDE OF A 10-FOOT ALLEY; THENCE ALONG AND WITH SAID 10-FOOT ALLEY NORTH 54 DEG. 59' 59" WEST 53.66 FEET TO A POINT; THENCE ALONG AND WITH THE ELEANOR D. GREEN, ET AL. PROPERTY NORTH 35 DEG. 16' 22" EAST 90.0 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF THE PROPERTY DESCRIBED IN THE DEED TO CARRIE

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SUMMERFIELD DATED SEPTEMBER 13, 1894, RECORDED IN DURHAM COUNTY REGISTRY IN DEED BOOK 14 AT PAGE 356 AND DEED BOOK 14 AT PAGE 358.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4607, Page 398 of the 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for 2014 and subsequent years, not yet due and payable.
2. Enforceable easements, covenants, and restrictions as of the date of recording hereof.

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

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

CONSTRUCTION CONTROL GROUP, LLC  
A North Carolina limited liability company

By: Michael Lemanski  
Michael Lemanski, Manager

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michael Lemanski, Manager, Construction Control Group, LLC

WITNESS my hand and notarial stamp/seal, this 21 day of May, 2014.

Jacqueline B Hanna  
Notary Public

My Commission Expires:

