

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Jul 21 01:53 PM**  
**Book: 9403 Page: 283**  
 NC Rev Stamp: \$ 1300.00 Fee: \$ 26.00  
 Instrument Number: 2021036856  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$1,300.00
Parcel ID:	102846
Mail/Box to:	Grantee
Prepared by:	Gwynn & Edwards, PA, 900 Ridgefield Drive, Suite 150, Raleigh, NC 27609
Brief description for the Index:	114 E. Main Street, Durham

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 20<sup>th</sup> day of July 2021, by and between:

GRANTOR	GRANTEE
James R. Clayton, III and spouse, Nancy Joanne Foil	Leaves, LLC a North Carolina limited liability company
Mailing address: PO Box 3368 Durham, NC 27702	Mailing address: 933 Old Knight Road Knightdale, NC 27545

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED AS IF FULLY SET FORTH HEREIN

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2446, Page 37, Durham County Registry.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book \_\_\_, Page \_\_\_ all of the Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

James R. Clayton III  
Name: James R. Clayton, III

Nancy Joanne Foil  
Name: Nancy Joanne Foil

STATE OF North Carolina, COUNTY OF Wake

I J. Kenneth Edwards, a Notary of the above state and Wake County, certify that the following person(s) personally appeared before me on the 30 day of July 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): James R. Clayton, III, and spouse, Nancy Joanne Foil.

Affix Notary Seal/Stamp

[Signature]  
Notary Public (Official Signature)  
My commission expires: \_\_\_\_\_

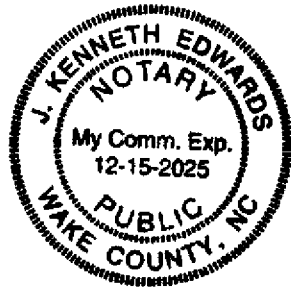


EXHIBIT A

BEGINNING AT A STAKE IN THE INSIDE LINE OF THE SIDEWALK ON THE SOUTH SIDE OF EAST MAIN STREET IN THE CITY OF DURHAM AT A POINT 156.65 FEET SOUTH 54 DEGREES EAST FROM THE SOUTHEAST INTERSECTION OF THE SOUTH SIDE OF THE SIDEWALK ON THE SOUTH SIDE OF EAST MAIN STREET AND THE EAST SIDE OF THE SIDEWALK ON THE EAST SIDE OF MANGUM STREET, SAID POINT AND PLACE OF BEGINNING ALSO BEING IN THE CENTER OF THE BRICK WALL OF THE TWO-STORY BRICK BUILDING; SAID BRICK WALL IS BETWEEN STORE NO. 112 EAST MAIN STREET AND STORE NO. 114 EAST MAIN STREET, AND RUNNING THENCE FROM THE SAID POINT AND PLACE OF BEGINNING ALONG AND WITH THE INSIDE LINE OF THE SIDEWALK ON THE SOUTH SIDE OF EAST MAIN STREET SOUTH 54 DEGREES EAST 19.10 FEET TO A STAKE; ALSO BEING THE CENTER OF THE BRICK WALL BETWEEN NO. 114 EAST MAIN STREET, AND NO. 116 EAST MAIN STREET; THENCE SOUTH 36 DEGREES 17' WEST 67.20 FEET TO A STAKE; THENCE NORTH 51 DEGREES 42' WEST 19.10 FEET TO A STAKE; THENCE NORTH 36 DEGREES 16' EAST 66.60 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS AND INTERESTS CONTAINED IN THOSE PARTY WALL AGREEMENTS IN INSTRUMENTS RECORDED IN BOOK 182, PAGE 35; BOOK 1099, PAGE 110; AND BOOK 1019, PAGE 675, ALL OF THE DURHAM COUNTY REGISTRY.