



Sales Price
\$2,400,000
Confirmed By
Jo Ella Bowling, Seller.

For Registration Willie L Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Feb 25 11:02 AM NC Rev Stamp: \$ 4800.00
Book: 7652 Page: 198 Fee: \$ 26.00
Instrument Number: 2015005218
DEED

*Buyer is a Duke Affiliated entity
bought to build medical clinic
on.*

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,800.00
PINs: 0728-01-06-0568 & 0728-01-06-5601
Parcel Ref Nos. 149562 & 149563

After recording, mail to: David Fricke, Poyner Spruill LLP, PO Box 1801, Raleigh, NC 27602

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
(WITHOUT TITLE EXAMINATION)

Brief description for the Index: 12.32 + acres, N/S NC Highway 54

THIS DEED is made as of the 23rd day of February, 2015, by and between

GRANTOR	GRANTEE
<p>Betsy D. Hutson, unmarried 103 Flint Lane Durham, North Carolina 27713</p> <p>Jo Ella Hutson Bowling and husband, Harold C. Bowling 5707 Mountain Island Drive Durham, NC 27713</p> <p>Richard N. Brooke, Jr., as Trustee of The Brooke Family Trust dated March 19, 2008, and as Trustee of Trust A and Trust B of The Brooke Family Trust dated March 19, 2008 104 Mosby Circle Warrenton, Virginia 20186-3240</p>	<p>PDC Crooked Creek, LLC, a North Carolina limited liability company</p> <p>200 Trent Drive-1287 Duke South Orange Zone Durham, NC 27710</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.

Submitted electronically by "Poyner Spruill LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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, Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

For background title information, please see the estate files for Howard E. Hutson and Iva M. Hutson duly administered in Durham County Estates Division, and those deeds recorded in Book 235, page 416 and Book 235, page 417, Durham, County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor (with the exception of Harold C. Bowling) covenants with 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.

And the Grantor Harold C. Bowling joins in the execution of this deed solely to release and convey any marital interest in and to said property owned by Jo Ella Bowling,

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

See Exhibit B attached hereto and incorporated herein by reference.

THE PROPERTY HEREIN CONVEYED DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

Betsy D. Hutson
Betsy D. Hutson

STATE OF NORTH CAROLINA

COUNTY OF WAKE

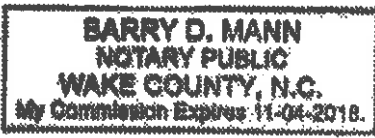
I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Betsy D. Hutson

Date: February 19, 2015

Notary Public: Barry D. Mann

Printed Name: Barry D. Mann

My Commission Expires 11/04/2018



IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

Jo Ella Hutson Bowling
Jo Ella Hutson Bowling

Harold C. Bowling
Harold C. Bowling

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jo Ella Hutson Bowling and Harold C. Bowling

Date: February 19, 2015

Notary Public: Barry D. Mann

Printed Name: Barry D. Mann

My Commission Expires 11/04/2018

BARRY D. MANN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 11-04-2018.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

Richard N Brooke Jr, Trustee
Richard N. Brooke, Jr., Trustee of
The Brooke Family Trust dated March 19, 2008

Richard N. Brooke Jr., Trustee
Richard N. Brooke, Jr., Trustee of Trust A and Trust B of
The Brooke Family Trust dated March 19, 2008

COMMONWEALTH OF VIRGINIA

COUNTY OF Fauquier

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Richard N. Brooke, Jr.

Date: February 20, 2015

Notary Public: [Signature]

Printed Name: Diana Ruiz

My Commission Expires 09/30/2015

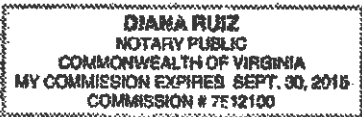


EXHIBIT A
LEGAL DESCRIPTION

TRACT 3:

Beginning at a point along the Southern Right of Way of Crooked Creek Parkway. Having an NC Grid Nad 83 Coordinate of N. 786898.48 E. 2020462.66. Thence leaving said Right of Way and traveling the following courses and distances; thence S 22°26'25" W a distance of 770.44 feet to a point on the Northern Right of Way of Nc Hwy 54; thence with said Right of Way N 69°44'58" W a distance of 244.89 feet to a point; thence N 71°31'10" W a distance of 180.68 feet to a point; thence leaving said Right of Way N 73°17'22" W a distance of 84.20 feet to a point; thence N 22°02'30" E a distance of 224.59 feet to a point; thence N 22°02'30" E a distance of 94.80 feet to a point; thence N 20°28'18" E a distance of 36.64 feet to a point; thence N 01°49'42" W a distance of 190.08 feet to a point on the Southern Right of Way of Crooked Creek Parkway; thence N 87°45'03" E a distance of 649.74 feet to the point of Beginning, Having an area of 347990 square feet or 7.99 acres.

TRACT 4:

Beginning at a point along the Southern Right of Way of Crooked Creek Parkway. Having an NC Grid Nad 83 Coordinate of N. 786911.06 E. 2020783.07. Thence leaving said Right of Way and traveling the following courses and distances following Crooked Creek; thence S 01°47'39" W a distance of 56.12 feet to a point; thence S 23°50'51" E a distance of 63.55 feet to a point; thence S 24°26'37" W a distance of 72.03 feet to a point; thence S 08°00'13" W a distance of 48.88 feet to a point; thence S 14°17'38" W a distance of 38.43 feet to a point; thence S 47°04'09" W a distance of 12.00 feet to a point; thence S 47°04'09" W a distance of 46.45 feet to a point; thence S 56°26'32" W a distance of 58.81 feet to a point; thence N 65°26'31" W a distance of 8.43 feet to a point; thence S 73°00'22" W a distance of 5.67 feet to a point; thence S 09°45'05" W a distance of 26.14 feet to a point; thence S 74°59'59" W a distance of 15.89 feet to a point; thence N 71°08'14" W a distance of 13.95 feet to a point; thence S 56°07'58" W a distance of 20.17 feet to a point; thence N 88°02'32" W a distance of 39.74 feet to a point; thence S 70°12'22" W a distance of 82.16 feet to a point; thence S 53°48'10" W a distance of 32.81 feet to a point; thence S 33°40'31" W a distance of 63.29 feet to a point; thence S 44°42'15" W a distance of 56.52 feet to a point; thence S 34°42'28" W a distance of 29.35 feet to a point; thence S 03°40'02" W a distance of 72.80 feet to a point; thence S 38°45'25" W a distance of 58.39 feet to a point; thence S 12°32'27" W a distance of 17.72 feet to a point; thence S 02°36'29" W a distance of 26.34 feet to a point; thence N 69°44'58" W a distance of 31.18 feet to a point; thence S 20°15'02" W a distance of 80.00 feet to a point on the Northern Right of Way of Nc Hwy 54; thence with said Right of Way N 69°44'58" W a distance of 106.01 feet; thence leaving said Right of Way N 22°26'25" E a distance of 770.44 feet to a point on the Southern Right of Way of Crooked Creek Parkway; thence N 87°45'03" E a distance of 320.65 feet to the point of Beginning, Having an area of 188470 square feet or 4.33 acres.

EXHIBIT B

(Permitted Title Exceptions)

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown on plat recorded in Plat Book 31A, Page 47, Durham County Registry.
3. Memorandum of Action recorded in Book 1123, Page 273, Durham County Registry.
4. Consent Judgment recorded in Book 1162, Page 536, Durham County Registry.
5. Right of way Agreement(s) in favor of Duke Energy Carolinas as recorded in Book 6120, Page 839; Book 6124, Page 492 and Book 6125, Page 278, Durham County Registry.
6. The following matters as shown on the survey dated March 13, 2013, by Ronald T. Frederick, Professional Land Surveyor: a) Duke Energy Carolinas easement (DB 6124, PG 492; DB 6125, PG 278 & DB 6120, PG 839); b) overhead utility lines and sanitary sewer manholes located within adjoining rights-of-way; c) floodway and flood hazard zone.

