

Marvell Building  
\$450,000

DD-C



FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY, NC  
2012 SEP 27 10 53 43 AM  
BK 7079 PG 906-908 FEE \$26 00  
NC REV STAMP \$900 00  
INSTRUMENT # 2012034199

Closed: was "Xscape lounge" and the  
"Marvell Event Center."

7,200 sq ft .055 ac = 2,396 sq ft

\$62.50/sq ft

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$ 900 00

Parcel Identifier No \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By \_\_\_\_\_

Mail/Box to Grantee \_\_\_\_\_

This instrument was prepared by The Law Office of Anne Page Watson, PLLC, 3500 Westgate Dr Ste 604, Durham, N C

Brief description for the Index \_\_\_\_\_

THIS DEED made this 26th day of September, 2012 by and between

GRANTOR

GRANTEE

White's Enterprises, Inc  
PO Box 11813  
Durham, NC 27703

119 W Main, LLC  
209 N Church St  
Durham, NC 27701

*residence office*  
*Cal Coetzee*  
*and*  
*Harry Adams - retail*

Enter in appropriate block for each Grantor and Grantee name, mailing address, and, if appropriate, character of entity, e g corporation or 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 the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows

EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_

All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_

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, other than the following exceptions

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

By [Signature] White's Enterprises, Inc (Entity Name) Print/Type Name \_\_\_\_\_ (SEAL)  
Print/Type Name & Title Frankie White, President Print/Type Name \_\_\_\_\_ (SEAL)

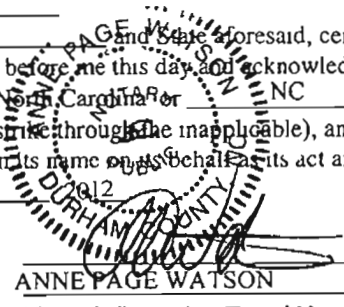
By \_\_\_\_\_ Print/Type Name & Title Secretary/Treasurer Print/Type Name \_\_\_\_\_ (SEAL)

By \_\_\_\_\_ Print/Type Name & Title \_\_\_\_\_ Print/Type Name \_\_\_\_\_ (SEAL)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

My Commission Expires \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Durham  
I, the undersigned Notary Public of the County or City of DURHAM and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf its act and deed Witness my hand and Notarial stamp or seal, this 26th day of September \_\_\_\_\_



My Commission Expires November 20, 2013 (Affix Seal) ANNE PAGE WATSON Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

My Commission Expires \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name



WILLIE L COVINGTON  
REGISTER OF DEEDS, DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E MAIN STREET  
DURHAM, NC 27701

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of recorded document, and must be submitted with original for re-recording  
and/or cancellation

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Filed For Registration: 09/27/2012 10:53.43 AM  
Book: RE 7079 Page: 906-908  
Document No.: 2012034199  
DEED 3 PGS \$26.00  
NC REAL ESTATE EXCISE TAX: \$900.00  
Recorder: SHARON M CEARNEL



2012034199

**Parcel Report:****Quick Information with 2010 Orthophoto****PIN Number:** 0821-12-97-1210**Parcel ID:** 102759**Acreage:** 0.05500000**Land Use:** COM/ DWNTWN ROW-ATTACHED**Deed Book:** 004397**Deed Page:** 000035**Plat Book:** 000000**Plat Page:** 000000**Subdivision:** DRHM CTRL BUS DIST**Site Address:** 119 W MAIN ST**Owner Name:** WHITES ENTERPRISES INC**Owner Address:** P O BOX 11813

DURHAM , NC, 27703



**TAX ADMINISTRATION  
PROPERTY REPORT**

|   |   |   |
|---|---|---|
| <b>Property Owner</b><br>WHITES ENTERPRISES INC | <b>Owner's Mailing Address</b><br>P O BOX 11813<br>DURHAM, NC 27703 | <b>Property Location Address</b><br>119 W MAIN ST |
|---|---|---|

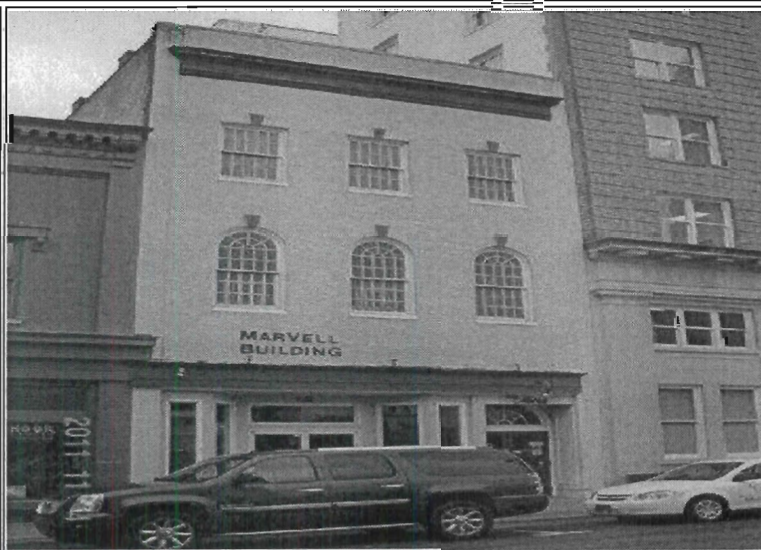
|   |  |   |
|---|--|---|
| <b>Administrative Data</b><br>Parcel Ref No. <b>102759</b><br>PIN <b>0821-12-97-1210</b><br><br>Account No. <b>8129300</b><br><br>Tax District <b>CNTY-DRHM/CITY-DRHM/BID</b><br><br>Land Use Code <b>481</b><br>Land Use Desc <b>COM/ DWNTWN ROW TYPE</b><br><br>Subdiv Code <b>4316</b><br>Subdiv Desc <b>DRHM CTRL BUS DIST</b><br>Neighborhood <b>500BA</b> | <b>Administrative Data</b><br>Legal Desc <b>DCBD/BLK#46/LT#07/PROP-GR</b><br><b>EEN ELEANOR D</b><br><br>Deed Bk/Pg <b>004397 / 000035</b><br>Plat Bk/Pg <b>000000 / 000000</b><br><br><b>Sales Information</b><br>Only Sales Data After January 1, 2006 Is Displayed<br><br>Grantor<br><br>Sold Date <b>0--0</b><br>Sold Amount \$ <b>0</b> | <b>Valuation Information</b><br><br><b>Assessed Value 364,866</b><br><b>(Jan 1 2012)\$</b><br><br>This ad valorem appraisal represents assessors' opinion of market value, defined by NCGS 105-283, retrospective to January 1, 2008, which is the effective date of the county's most current General Reappraisal. |
|---|--|---|

**Improvement Detail**  
(1st Major Improvement on Subject Parcel)

Year Built **1920**  
 Built Use/Style **OFFICE BUILDINGS**  
 Current Use **COMMERCIAL**  
 \* Percent Complete **100**  
 Heated Area (S/F) **4,752**  
 \*\* Bathroom(s) **0 Full Bath(s) 0 Half Bath(s)**  
 \*\* Bedroom(s) **0**  
 Fireplace (Y/N) **N**  
 Basement (Y/N) **N**  
 Attached Garage (Y/N) **N**  
 Multiple Improvements **001**

\* Note - As of January 1  
 \*\* Note - Bathroom(s), Bedroom(s), shown for description only

**Land Supplemental**  
 Map Acres **0.055**  
 Tax District Note  
 Present-Use Info



**Improvement Valuation (1st Major Improvement on Subject Parcel)**

Improvement Assessed Value \$

**298,461**

**Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)**

|                            |                                    |                              |
|----------------------------|------------------------------------|------------------------------|
| Land Market Value (LMV) \$ | Land Present-Use Value (PUV) \$ ** | Land Total Assessed Value \$ |
| <b>66,405</b>              | <b>66,405</b>                      | <b>66,405</b>                |

\*\* Note: If PUV equal LMV then parcel *has not* qualified for present use program