

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Feb 12 02:29 PM NC Rev Stamp: \$ 1346.00  
Book: 8363 Page: 387 Fee: \$ 26.00  
Instrument Number: 2018004597  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Stamps: \$1,346.00

Real Estate ID: 156827

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Moore & Alphin, PLLC [18-DRB-ELLIS.CT]

Brief description for the Index: 22.884 Acres, Ellis Road

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTOR	GRANTEE
<p><b>CYNTHIA L. GLEISBERG AND SPOUSE, HENRY GLEISBERG; CHARLES N. POE, UNMARRIED; CARL MERRITT POE, LEGALLY SEPARATED; CRAIG BESSLER POE, UNMARRIED</b></p> <p><u>Grantor's Address</u> 4 Bravehart Court Durham, NC 27713</p>	<p><b>DAN RYAN BUILDERS – NORTH CAROLINA, LLC,</b> a North Carolina limited liability company</p> <p><u>Grantee's Address</u> 3131 RDU Center Dr., Ste. 120 Morrisville, NC 27560</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.

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 shown on the attached **Exhibit A**.

Property Address: 1201 Ellis Road, Durham, NC 27707

The property herein described was acquired by Grantor by virtue of the Estate of Christine Bessler Poe aka Mary Christine Bessler Poe (17-E-902), who acquired the property by deeds recorded in Book 1994, Page 568 and Book 1977, Page 784, Durham County Registry and by virtue of the Estates of Karl Rudolph Roll (93-E-61) and Louise R. Bessler (91-E-326).

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 said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free 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:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized President, as of the day and year first above written.

By: Cynthia L. Gleisberg  
Cynthia L. Gleisberg

By: Henry Gleisberg  
Henry Gleisberg

By: SEE ATTACHED  
Charles N. Poe

By: SEE ATTACHED  
Carl Merritt Poe

By: SEE ATTACHED  
Craig Bessler Poe, by Carl Merritt Poe as his Attorney-in-Fact

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SEE  
ATTACHED

By:

\_\_\_\_\_  
Cynthia L. Gleisberg

SEE  
ATTACHED

By:

\_\_\_\_\_  
Henry Gleisberg



By:

\_\_\_\_\_  
Charles N. Poe

SEE  
ATTACHED

By:

\_\_\_\_\_  
Carl Merritt Poe

SEE  
ATTACHED

By:

\_\_\_\_\_  
Craig Bessler Poe, by Carl Merritt Poe as his  
Attorney-in-Fact

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized President, as of the day and year first above written.

SEE  
ATTACHED

By: \_\_\_\_\_  
Cynthia L. Gleisberg

SEE  
ATTACHED

By: \_\_\_\_\_  
Henry Gleisberg

SEE  
ATTACHED

By: \_\_\_\_\_  
Charles N. Poe

By: Carl M Poe  
Carl Merritt Poe

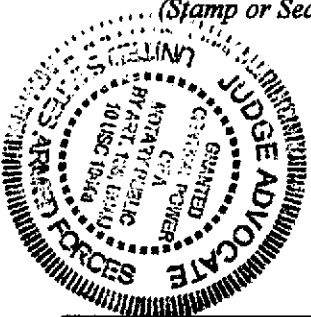
By: Craig Bessler Poe  
Craig Bessler Poe, by Carl Merritt Poe as his  
Attorney-in-Fact

State of N/A - County of N/A :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: Cynthia L. Gleisberg

Date: 7 FEB 18

(Stamp or Seal)



*[Handwritten Signature]*

Signature of Notary

Printed Name: BOBBI R. GILBERT

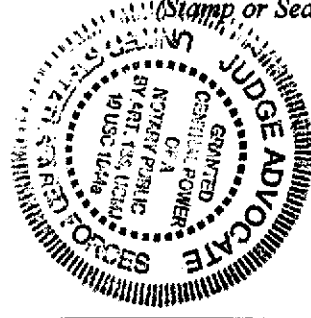
My commission expires: INDEFINITE  
BOBBI R. GILBERT, JUDGE, USAF  
Paralegal  
NOTARY BY FEDERAL STATUTE  
10 U.S.C. 1044a  
LAW AFI 51-504

State of N/A - County of N/A :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: Henry Gleisberg

Date: 7 FEB 18

(Stamp or Seal)



*[Handwritten Signature]*

Signature of Notary

Printed Name: BOBBI R. GILBERT

My commission expires: INDEFINITE  
BOBBI R. GILBERT, JUDGE, USAF  
Paralegal  
NOTARY BY FEDERAL STATUTE  
10 U.S.C. 1044a  
LAW AFI 51-504

State of \_\_\_\_\_ - County of \_\_\_\_\_ :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: Charles N. Poe

Date: \_\_\_\_\_

(Stamp or Seal)

Signature of Notary

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

State of \_\_\_\_\_ - County of \_\_\_\_\_:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Cynthia L. Gleisberg**

Date: \_\_\_\_\_

(Stamp or Seal)

\_\_\_\_\_  
*Signature of Notary*

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

State of \_\_\_\_\_ - County of \_\_\_\_\_:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Henry Gleisberg**

Date: \_\_\_\_\_

(Stamp or Seal)

\_\_\_\_\_  
*Signature of Notary*

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

State of North Carolina - County of Durham:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Charles N. Poe**

Date: Feb 5, 2018



Stephanie Agueda  
*Signature of Notary*

Printed Name: Stephanie Agueda

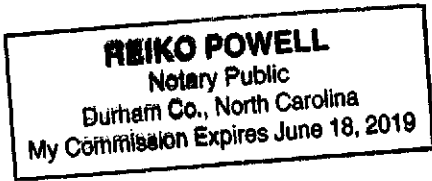
My commission expires: 12/21/2021

State of North Carolina County of Durham :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Carl Merritt Poe**

Date: 02/05/2018

(Stamp or Seal)



Reiko Powell

Signature of Notary

Printed Name: REIKO POWELL

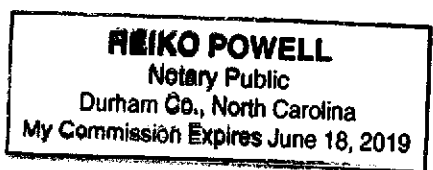
My commission expires: June 18, 2019

State of North Carolina County of Durham :

I, the undersigned, a Notary Public, certify that **Carl Merritt Poe, Attorney in Fact for Craig Bessler Poe**, personally came before me this day and, being duly sworn, says that he executed the foregoing instrument for and on the behalf of said Craig Bessler Poe, that his authority to execute and acknowledge said instrument is contained in a Power of Attorney duly executed, acknowledged and recorded in **Book 8159, Page 717, Durham County Registry**, and that this instrument was executed by him under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that he acknowledged the due execution of the foregoing instrument for the purposes stated therein.

Date: 7-05-2018

(Stamp or Seal)



Reiko Powell

Signature of Notary

Printed Name: REIKO POWELL

My commission expires: June 18, 2019

**EXHIBIT A**

Being a tract of land in Durham County, Durham, North Carolina, identified as 1201 Ellis Road and more particularly described as follows:

**BEGINNING** at an existing stone monument in the southeast corner of the property and having NC Grid Coordinates of N=802642.6040 and E=2038644.5350; thence, along the southern property line N76-33-53W 785.17 feet to an iron pipe; thence continuing along the southern property line N78-25-28W 138.59 feet to an iron pipe; thence continuing along the southern property line N78-32-37W 197.01 feet to a point and the southwest corner of the property; thence along Ellis Road the following three curves: thence along a curve having a chord bearing of N04-16-16W, a radius of 716.89 feet, an arc length of 266.71 feet, and a chord length of 265.18 feet to a point; thence along a curve having a chord bearing of N18-54-53E, a radius of 739.65 feet, an arc length of 278.69 feet, and a chord length of 277.04 feet to a point; thence along a curve having a chord bearing of N28-48-56E, a radius of 4161.93 feet, an arc length of 186.69 feet, and a chord length of 186.68 feet to a point and being the northwest corner of the property; thence along the northern property line the following courses and distances: N89-36-31E 200.63 feet to a steel beam; N89-36-31E 605.76 feet to an iron pipe; S86-53-08E 372.87 feet to an iron pipe and the northeast corner of the property; thence along the eastern property line the following courses and distances: S14-54-44W 597.41 feet to an iron pipe; S14-38-15W 128.01 feet to an iron pipe; S14-48-27W 153.07 feet to an iron pipe; S15-07-38W 90.12 feet to an existing stone monument, the point and place of BEGINNING, containing 22.884 Acres as per a survey dated 4/14/2016 entitled "1201 Ellis Road, Durham, NC - Boundary Exhibit".