

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 Dec 22 04:40 PM NC Rev Stamp: \$ 0.00  
Book: 7846 Page: 197 Fee: \$ 26.00  
Instrument Number: 2015042388  
DEED

**NORTH CAROLINA  
NON-WARRANTY DEED**

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Excise Tax: \$ No Stamps Recording Time, Book and Page

Tax Map No. Parcel Identifier No.

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Mail after recording to: Grantee, 10 S. LaSalle Street, Suite 3100, Chicago, IL 60603

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law

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THIS DEED made this 4th day of December, 2015 by and between

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**GRANTOR**

PARRISH-MAIN INVESTMENTS, LLC, A North Carolina Limited Liability Company  
Mailing Address:  
4 Consultant Place, Durham, NC 27707

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**GRANTEE**

PARRISH RUNAWAY, LLC., A North Carolina Limited Liability Company  
(50% Undivided Interest)

and

PARRISH WANDER, LLC, A North Carolina Limited Liability Company,  
(50% Undivided Interest)  
(TENANTS IN COMMON)

Property Address:

122 East Parrish Street, Durham, NC 27701

Mailing Address:

10 S. LaSalle Street, Suite 3100, Chicago, IL 60603

**Mailing Address for tax statement:**

**c/o Runaway Enterprises, Inc., 33 N. LaSalle Street, Suite 1910, Chicago, IL 60602**

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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, City Township, Durham County, North Carolina, and more particularly described as follows:

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

BEING all of those tracts or parcels of land described on Exhibit A attached hereto.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

\*The above described property does not include the primary residence of the Grantor.\*

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.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

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

PARRISH-MAIN INVESTMENTS LLC

By: [Signature]  
Richard F. Prentis, Jr., Manager

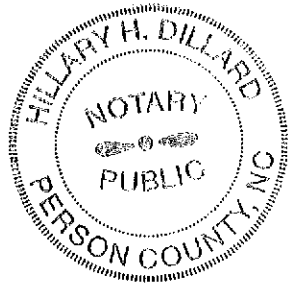
STATE OF NC COUNTY OF DURHAM

I, certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Richard F. Prentis, Jr., Manager of Parrish-Main Investments, LLC, Grantor(s). Witness my hand and official stamp or seal, this the 11<sup>th</sup> day of December, 2015.

My Commission Expires: 03/02/2019

[Signature]  
Notary Public

Print Notary Name: Hillary H. Dillard



## EXHIBIT A

## TRACT 1

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF TRACT 2, SAID POINT BEING THE NORTHEAST CORNER OF TRACT 1 AS DESCRIBED IN DEED BOOK 7470 AT PAGE 638 AND HAVING NORTH CAROLINA GRID COORDINATES NORTHING: 817,107.14', EASTING: 2,029,761.61' (NAD83(2011)), RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING, WITH AN EXISTING BUILDING LINE, SOUTH 33° 48' 06" WEST A DISTANCE OF 97.80 FEET TO A POINT IN A BUILDING; THENCE NORTH 55° 55' 39" WEST FOR A DISTANCE OF 12.00 FEET TO A POINT IN A BUILDING, THENCE NORTH 34° 04' 36" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT IN A BUILDING; THENCE NORTH 58° 20' 54" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT IN A BUILDING, THENCE NORTH 33° 40' 06" EAST FOR A DISTANCE OF 68.98 FEET TO A POINT ON THE SOUTHWEST CORNER OF TRACT 2; THENCE SOUTH 56° 02' 51" EAST FOR A DISTANCE OF 42.00 FEET TO A POINT IN THE BUILDING LINE, SAID POINT ALSO BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 0.0739 ACRES OR 3,217 SQUARE FEET.

## TRACT 2

BEGINNING AT AN EXISTING BUILDING CORNER ON SOUTHERN RIGHT-OF-WAY OF EAST PARRISH STREET, SAID BUILDING CORNER BEING THE NORTHEAST CORNER OF TRACT 2 AS DESCRIBED IN DEED BOOK 7470 AT PAGE 638 AND HAVING NORTH CAROLINA GRID COORDINATES NORTHING: 817,107.29', EASTING: 2,029,761.70' (NAD83(2011)), RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING, LEAVING SAID RIGHT OF WAY, SOUTH 33° 48' 06" WEST A DISTANCE OF 0.18 FEET TO A POINT IN A BUILDING; THENCE NORTH 56° 02' 51" WEST FOR A DISTANCE OF 42.00 FEET TO A POINT IN A BUILDING; THENCE NORTH 32° 44' 36" EAST FOR A DISTANCE OF 0.24 FEET TO AN EXISTING BUILDING CORNER; THENCE ALONG THE FACE OF SAID BUILDING SOUTH 55° 58' 09" EAST FOR A DISTANCE OF 42.00 FEET TO AN EXISTING BUILDING CORNER, SAID BUILDING CORNER ALSO BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 0.0002 ACRES OR 9 SQUARE FEET.

## TRACT 4

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF MAIN STREET, SAID POINT BEING ON THE FACE OF A BUILDING, AND HAVING NORTH CAROLINA GRID COORDINATES NORTHING: 816,976.35', EASTING: 2,029,621.84' (NAD83(2011)), RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING, NORTH 34° 52' 12" EAST A DISTANCE OF 93.20 FEET TO A POINT IN A BUILDING; THENCE NORTH 33° 20' 30" EAST FOR A DISTANCE OF 24.39 FEET TO A POINT IN A BUILDING, THENCE SOUTH 58° 20' 54" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT IN A BUILDING; THENCE SOUTH 34° 04' 36" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT IN A BUILDING, THENCE SOUTH 55° 55' 39" EAST FOR A DISTANCE OF 12.00 FEET TO A POINT ON A BUILDING LINE; THENCE SOUTH 33° 48' 06" WEST FOR A DISTANCE OF 1.18 FEET TO A POINT ON A BUILDING LINE, THENCE SOUTH 56° 03' 35" EAST FOR A DISTANCE OF 3.71 FEET TO A POINT IN A BUILDING; THENCE SOUTH 35° 12' 16" WEST FOR A DISTANCE OF 12.37 FEET TO A POINT IN A BUILDING; THENCE SOUTH 55° 35' 14" EAST FOR A DISTANCE OF 8.55 FEET TO A POINT IN A BUILDING; THENCE SOUTH 34° 51' 58" WEST FOR A DISTANCE OF 76.04 FEET TO A MAGNETIC NAIL SET ON THE NORTHERN RIGHT OF WAY OF MAIN STREET; THENCE ALONG SAID RIGHT OF WAY, NORTH 55° 05' 47" WEST FOR A DISTANCE OF 53.93 FEET TO A POINT ON THE FACE OF A BUILDING SAID POINT ALSO BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 0.1280 ACRES OR 5,577 SQUARE FEET.

## TRACT 5

BEGINNING AT A MAGNETIC NAIL SET ON THE NORTHERN RIGHT OF WAY OF MAIN STREET, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 5 AS DESCRIBED IN DEED BOOK 7470, AT PAGE 638, AND HAVING NORTH CAROLINA GRID COORDINATES NORTHING: 816,919.34', EASTING: 2,029,703.42' (NAD83(2011)), RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING, ALONG THE

NORTHERN RIGHT OF WAY OF MAIN STREET, NORTH 55° 05' 47" WEST A DISTANCE OF 45.60 FEET TO A MAG NAIL SET; THENCE NORTH 34° 51' 58" EAST FOR A DISTANCE OF 76.04 FEET TO A POINT IN A BUILDING LINE, THENCE SOUTH 55° 34' 50" EAST FOR A DISTANCE OF 45.89 FEET TO A POINT IN A BUILDING LINE; THENCE LEAVING SAID BUILDING LINE SOUTH 35° 04' 50" WEST FOR A DISTANCE OF 76.43 FEET TO A MAGNETIC NAIL SET, SAID NAIL ALSO BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 0.0802 ACRES OR 3,495 SQUARE FEET