

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 May 21 01:23 PM NC Rev Stamp: \$ 1400.00
Book: 8428 Page: 42 Fee: \$ 26.00
Instrument Number: 2018016977
DEED

This instrument should be mailed to: Grantee
Prepared by: Kenneth R Jones PA

Brief Index Description

Lot 2 - 39.00 +/- acres

Parcel Identifier Number: 196822

Excise Tax: \$ 1,400⁰⁰

No Title Certification or Tax Advice Provided, Not the Closing Attorney

NORTH CAROLINA GENERAL WARRANTY DEED

THIS WARRANTY DEED is made May 17, 2018 by and between:

Unique Places to Save
a North Carolina Nonprofit Corporation

(hereinafter referred to in the neuter singular as "the Grantor") and

Gaston Unique Properties, LLC
A North Carolina Limited Liability Company
380 Knollwood Street, Ste 700
Winston Salem, NC 27103

(hereinafter referred to in the neuter singular as "the Grantee") :

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 hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated, in township of said Durham County, North Carolina, and more particularly described as follows:

See Attached Exhibit A

The property herein described was acquired by the Grantor by deed recorded in Book 7619, Page 214.

The property described above is not the primary residence of the Grantor.

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 except for the following exceptions:

1. 2017 ad valorem taxes not yet due or payable and all future years.
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.
3. Those matters set forth on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

Unique Places to Save

CORPORATE SEAL

By: *David Harper*
David Harper - Executive Director

North Carolina, *Durham* County

I, the undersigned Notary Public, certify that David Harper personally came before me this day and acknowledged that he is the Executive Director of Unique Places to Save, a non profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him in such capacity on behalf of the corporation.

Witness my hand and official stamp or seal, this *13th* day of *May*, 20 *13*.

(Notary seal here)

WA
Notary Public

My commission expires *2/2/19*

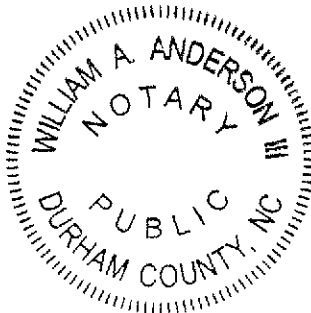


Exhibit A
Legal Description for Gaston Unique Properties, LLC
Property Address is 1225 Hamlin Road, Durham, NC 27704
PAR#: 196822

Being all of Lot 2, containing 39.00 acres, more or less, as shown on a plat recorded in Plat Book 159, Page 209, Durham County Registry to which plat reference is made for a more complete and accurate description of said lot.

TOGETHER WITH:

- (A) A non-exclusive perpetual easement and right of way for purposes of vehicular and pedestrian ingress, egress and regress, including the right to grade, maintain, widen, improve and pave an existing dirt driveway within the bounds of the easement, and also including the right to install and maintain any overhead or underground utilities within the bounds of the easement over that 0.43 acres parcel lying between the east boundary of Old Oxford Highway and the west boundary of the Norfolk Southern rail right of way as shown on the plat recorded in Plat Book 129, Page 134 Durham County Registry, TOGETHER WITH nonexclusive rights to cross the Norfolk and Southern right of way, if any, which conveyance of such nonexclusive rights through the rail right of way is made without warranty or any type; and

- (B) A non-exclusive perpetual easement and right of way for purposes of vehicular and pedestrian ingress, egress and regress over roadways existing on Lot 1 containing 34.52 acres, more or less, as shown on the Plat, as such roadways may exist from time to time, and the right to install and maintain any overhead or underground utilities over or under Lot 1, in locations mutually acceptable to the owners of Lots 1 and 2, for the benefit of Lot 2.

Exhibit B
Title Exceptions

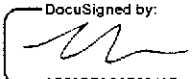
1. Ad Valorem taxes for 2018 and all future years
2. Matters shown on plats recorded in Plat Book 129, Page 134 and Plat Book 159 Page 209, Durham County Registry.
3. Easements in favor of the City of Durham recorded in Book 1769, Page 579, Durham County Registry.
4. Easements in favor of Durham Public Service Company recorded in Book 121, Page 4, Durham County Registry.
5. Easements in favor of County of Durham recorded in Book 1164, Page 640; Book 1174, Page 350; and Book 1163, Page 376, Durham County Registry.
6. Easements in favor of Duke Power Company recorded in Book 1491, Page 743; Book 1163, Page 375; and Book 1163, Page 376, Durham County Registry.
7. Easements in favor of General Telephone Company recorded in Book 1174, page 815, Durham County Registry
8. Access to or from Old Oxford Road (SR 1004) over the Norfolk Southern Corp. railroad right of way.
9. Rights of others in and to the non-exclusive easements described in Exhibit A.
10. Matters that would be disclosed by a current and accurate survey.



**RESOLUTION BY THE BOARD OF DIRECTORS OF
UNIQUE PLACES TO SAVE
REGARDING THE ACCEPTANCE OF
MITIGATION BANK CONSERVATION EASEMENTS AND REAL ESTATE
TRANSACTIONS**

The following Resolution was passed by the Board of Directors of Unique Places to Save on December 28, 2017, as recorded in a special session of the Board of Directors:

“RESOLVED by the Board of Directors of Unique Places to Save, as part of its not-for-profit mission, has the specific ability and right to negotiate, sign, and manage any and all Conservation Easement and Real Estate Transaction Documents, including, but not limited to deeds, proposed to be accepted by Unique Places to Save and that the Executive Director of Unique Places to Save, David Harper, or Assistant Director, Christina Vad, are hereby authorized by the Board of Directors to act on its behalf to accept, sign, and finalize all said aforementioned Documents on behalf of Unique Places to Save.”

By: 
3E59D78C0F064A7...

Date: December 28, 2017

Chair, Board of Directors