

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 Sep 29 08:38 AM  
BK:8279 PG:86-90

DEED  
FEE: \$26.00  
INSTRUMENT # 2017034378  
EXCISE TAX: \$2,500.00



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 2,500.00

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

Mail/Box to: Dan Wall, P.O. Box 2197, Apex, NC 27502

This instrument was prepared by: Homa J. Freeman, Jr. (without benefit of title examination)

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

THIS DEED made this 27<sup>th</sup> day of September, 2017, by and between

**GRANTOR**

**GRANTEE**

Fortress International (Durham), LLC  
P.O. Box 21289  
Durham, NC 27703

Elite Waste Services, LLC  
P.O. Box 2197  
Apex, NC 27502

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_ City \_\_\_\_\_, \_\_\_\_\_ City \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED 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.

Fortress International (Durham), LLC (Entity Name) \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

By: [Signature] \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Gary Wang - Member/Manager \_\_\_\_\_

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

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

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

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

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\_\_\_\_.

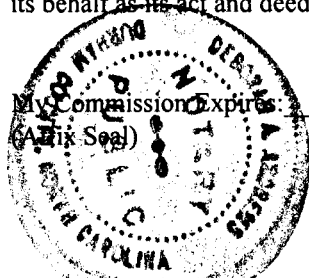
My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_  
Notary's Printed or Typed Name

State of NC - County or City of Durham  
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: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_  
Notary's Printed or Typed Name

State of NC - 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 Fortress International (Durham), LLC, a North Carolina or \_\_\_\_\_ 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 as its act and deed. Witness my hand and Notarial stamp or seal, this 27 day of September, 2017

My Commission Expires: 6-8-22 Notary Public  
(Affix Seal) \_\_\_\_\_  
Notary's Printed or Typed Name Deborah A Andrews



**EXHIBIT A****Legal Description**

Lying in the City of Durham, Durham Township, Durham County, North Carolina, and being more particularly described as follows:

**Parcel 1:**

BEGINNING at a nail set at the intersection of the northern right-of-way of Morven Place with the eastern right-of-way of S. Holman Street; running thence N 18 degrees 4' 30" E 169.77 feet to an iron stake set in the southern right-of-way of Angier Avenue; thence along and with the southern right-of-way of Angier Avenue S 74 degrees 16' 59" E 48.3 feet to an iron stake; thence further along the southern right-of-way of Angier Avenue S 74 degrees 16' 59" E 100.04 feet to an iron stake; thence S 17 degrees 2' 52" W 99.39 feet to an iron stake; thence S 72 degrees 7' 8" E 49.56 feet to an iron stake; thence S 73 degrees 28' 22" E 40.66 feet to an iron stake; thence N 16 degrees 48' 16" E 33.42 feet to an iron stake; thence S 73 degrees 14' 57" E 55.56 feet to an iron stake; thence N 14 degrees 45' 2" E 71 feet to an iron stake; thence S 74 degrees 16' 59" E 2 feet to an iron stake; thence S 14 degrees 45' 2" W 176.79 feet to an iron stake set in the northern right-of-way of Morven Place; thence along and with the northern right-of-way of Morven Place N 73 degrees 49' 44" W 61.35 feet to an iron stake; thence further along and with the northern right-of-way of Morven Place N 73 degrees 4' 56" W 241.87 feet to a nail; the point and place of beginning, containing 38,692 square feet and being all of Tract 1 as shown on Boundary Survey for Fortress International (Durham), LLC by Southeastern Surveys, Inc., dated February 6, 2014.

This tract includes the following tax parcel numbers: 112082, 112083, 112084, 112085, 112086, 112087, 112088 and 112089.

**Parcel 2:**

BEGINNING at a stake set at the intersection of the eastern right-of-way of S. Holman Street with the southern right-of-way of Morven Place; running thence along and with the southern right-of-way of Morven Place S 72 degrees 38' 33" E 174.33 feet to an iron stake; thence S 18 degrees 18' 27" W 115 feet to an iron stake; thence N 72 degrees 38' 33" W 89.33 feet to an iron stake; thence S 18 degrees 18' 27" W 50 feet to an iron stake; thence N 72 degrees 38' 33" W 85 feet to a nail set in the eastern right-of-way of S. Holman Street; thence along and with the eastern right-of-way of S. Holman Street N 18 degrees 18' 27" E 165 feet to a stake, the point and place of beginning, containing 24,295 square feet, and being all of Tract 2 as shown on Boundary Survey for Fortress International (Durham), LLC by Southeastern Surveys, Inc., dated February 6, 2014.

This tract includes the following tax parcel numbers: 112092, 112093, 112094, 112095, 112096 and 112097.

**Parcel 3:**

BEGINNING at a stake set in the southern right-of-way of Morven Place, said stake being the northeast corner of the property now or formerly owned by Southern Repair Service, Inc. (Deed

Book 376 at Page 574 and being tax parcel number 112091); running thence along and with the southern right-of-way of Morven Place S 72 degrees 38' 33" E 98 feet to an iron stake; thence S 22 degrees 13' 31" W 115.4 feet to an iron stake; thence N 72 degrees 38' 33" W 90.12 feet to an iron stake; thence N 18 degrees 18' 27" E 115 feet to an iron stake set in the southern right-of-way of Morven Place, the point and place of beginning, containing 10,816 square feet, and being all of Tract 3 as shown on Boundary Survey for Fortress International (Durham), LLC by Southeastern Surveys, Inc. dated February 6, 2014.

This tract is tax parcel number 112090.

Parcel 4:

BEGINNING at a stake in the property line of the property belonging to the Durham Buggy Company, C. L. Higsbee's southeast corner, said stake being S 31 degrees 40' W 115 feet from the southerly side of Morven Street, and running thence S 31 degrees 40' W 357.9 feet to a stake in the right of way of the North Carolina Railroad; thence along and with the right of way of the North Carolina Railroad N 60 degrees 02' W 279.95 feet to a stake in the property line on the easterly side of Holman Street; thence along and with the easterly side of said Holman Street N 28 degrees 45' E 298.7 feet to a stake in the C.L. Higsbee's line; thence along and with the Higsbee's line S 62 degrees 44' East 85 feet to a stake; thence continuing with Higsbee's line N 28 degrees 45' E 54 feet to a stake; thence continuing further with Higsbee's line S 62 degrees 44' E 213.7 feet to a stake, the place and point of beginning and being part of the property as shown on the plat of the property of the Morven Cotton Mills, Inc., Plat Book 6 at Page 98 and 99 in the office of the Register of Deeds of Durham County, North Carolina. See Deed recorded in Deed Book 75 at page 691, Registry of Durham County.

This tract is parcel number 112098

Parcel 5:

BEGINNING at a stake in the northern line of the right of way of the Southern Railway 100 feet from the center of the main line track and S 62 degrees 45' E from the western edge of the curbstone on the east side of Alston Avenue 553 feet more or less to an iron stake, Swartz's southeast corner, and running thence from said point of beginning with Swartz's line N 29 degrees E 200.4 feet to a stake in said Swartz's line, the corner of Standard Oil Company's land; thence their line S 62 degrees 45' E 250.5 feet to a stake, the Standard Oil Company's southeast corner; thence S 12 degrees 28' W 207.2 feet to an iron stake in the right of way line of the Southern Railway; thence along the line of the same N 62 degrees 45' W 309.5 feet to an iron stake, the point and place of beginning, containing 1.28 acres; and being that property embraced in deed from R. P. Reade, Trustee to A. V. Caldwell recorded in Book 108, page 133, Registry of Durham County. EXCEPTED, HOWEVER, from the above that property included in the above description conveyed by A. V. Caldwell to Shell Eastern Petroleum Products, Inc. on the 7<sup>th</sup> day of March, 1934, as shown by deed recorded in Deed Book 112, page 545, Registry of Durham County, said excepted property being triangular in shape, bounded and described as follows, to-wit:

BEGINNING at a point in the western boundary line of the land of the Shell Eastern Petroleum Products, Inc. at the southeast corner of the land of Standard Oil Company of New Jersey and the northeast corner of the land of A. V. Caldwell, which said point is N 21 degrees 2" E 301.5 feet from the center of the main line track of the North Carolina Railroad Company; thence from said point of beginning S 21 degrees 2" W 201.5 feet to the northern boundary line of the right of way of the North Carolina Railroad Company; thence along and with the northern boundary line of said right of way S 62 degrees 45' E 30 feet more or less to the southwest corner of the land of the Shell Eastern Petroleum Products, Inc.; thence along and with the western boundary line of the land of said Company in a northeasterly direction 207.2 feet to the place of point or beginning.

This tract is parcel number 112069