

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Feb 12 01:07 PM NC Rev Stamp: \$ 2200.00
Book: 8363 Page: 296 Fee: \$ 26.00
Instrument Number: 2018004579
DEED

Submitted electronically by Nichols and Satterfield in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,200

Parcel Identifier No. 0813-03-30-6731

This instrument was prepared by: Forrest Firm, P.C. (without benefit of title examination)

Brief description for the Index: 1417 Cole Mill Road

THIS DEED made this _____ day of Febuary, 2018, by and between

GRANTOR	GRANTEE
<p>The Summit Chuch – Homestead Heights Baptist Church, Inc., a North Carolina non-profit corporation</p>	<p>Grace Church of Durham, a North Carolina non-profit corporation</p>
<p>2335-114 Presidential Drive Durham, NC 27703</p>	<p>Property Address: 1417 Cole Mill Road Durham, NC 27705</p>
	<p>Mailing Address: 1417 Cole Mill Road Durham, NC 27705</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, parcel of land or condominium unit situated in the City of Durham, 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 4876, Page 633.

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 96 page 162.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: All items of record, 2018 Ad Valorem Taxes.

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

THE SUMMIT CHURCH – HOMESTEAD HEIGHTS BAPTIST CHURCH, INC.,
a North Carolina non-profit corporation

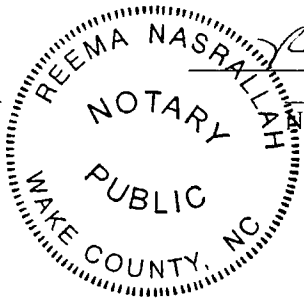
By: Todd Ervin
Todd Ervin, Trustee and Chief Financial Officer

By: Alyson Rand
Alyson Rand, Trustee and Church Clerk

State of North Carolina -County of Durham

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Todd Ervin, personally came before me this day and acknowledged that he as Trustee and Chief Financial Officer of The Summit Church-Homestead Heights Baptist Church, Inc. 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 12 day of February, 2018.

My Commission Expires: 7/25/2021
(Affix Seal)

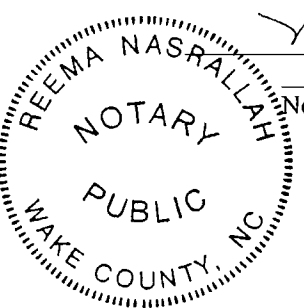


Reema Nasrallah
Notary's Printed or Typed Name

State of North Carolina -County of Durham

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Alyson Rand, personally came before me this day and acknowledged that she as Trustee and Church Clerk of The Summit Church- Homestead Heights Baptist Church, Inc. and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 12 day of February, 2018.

My Commission Expires: 7/25/2021
(Affix Seal)



Reema Nasrallah
Notary's Printed or Typed Name

EXHIBIT A
Legal Description

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DURHAM, DURHAM TOWNSHIP, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE, SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTH (y) = 253,224.370 METERS , EAST (x) = 613,892.131 METERS; THENCE WITH THE LINE OF THE WESTERLY RIGHT OF WAY OF COLE MILL ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 04° 10' 13", A RADIUS OF 1,037.62' AND AN ARC LENGTH OF 75.52' SUBTENDED BY A CHORD BEARING S 13°25'56"E, FOR A DISTANCE OF 75.50' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF COLE MILL ROAD AND THE EASTERN TERMINUS OF PEARSCROFT DRIVE ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 05°38'06", A RADIUS OF 1,037.62' AND AN ARC LENGTH OF 102.05' SUBTENDED BY A CHORD BEARING S08°31'47"E, FOR A DISTANCE OF 102.01' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF COLE MILL ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 00°55'27", A RADIUS OF 1,037.62' AND AN ARC LENGTH OF 16.73' SUBTENDED BY A CHORD BEARING S05°15'01"E, FOR A DISTANCE OF 16.73' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF COLE MILL ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 07°33'25", A RADIUS OF 1,159.53' AND AN ARC LENGTH OF 152.94' SUBTENDED BY A CHORD BEARING S00°24'37"E. FOR A DISTANCE OF 152.82' TO AN EXISTING CONCRETE MONUMENT; THENCE WITH THE LINE OF TURNER FRANCES B. ESTATE S85°32'25"W, FOR A DISTANCE OF 396.96' TO AN IRON PIPE SET; THENCE CROSSING THE RIGHT OF WAY OF PEARSCROFT DRIVE S85°33'22"W, FOR A DISTANCE OF 238.75' TO AN IRON PIPE SET; THENCE WITH THE LINE OF THE NORTHERLY RIGHT OF WAY OF PEARSCROFT DRIVE S 85°32'25"W, FOR A DISTANCE OF 191.58' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF MILLER, LAURA E. N04°52'19"W, FOR A DISTANCE OF 126.46' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID MILLER, LAURA E. N40°58'16"W, FOR A DISTANCE OF 170.34' TO A RE-BAR FOUND; THENCE WITH THE LINE OF DUDLEY, FRANCES W. WHITTED, HUGH E. III ET AL S74°54'30"E, FOR A DISTANCE OF 194.92' TO A RE-BAR FOUND; THENCE CONTINUING WITH SAID DUDLEY, FRANCES W. WHITTED, HUGH E. III ET AL N09°03'26"W, FOR A DISTANCE OF 149.84' TO A RE-BAR FOUND; THENCE CONTINUING WITH SAID DUDLEY, FRANCES W. WHITTED, HUGH E. III ET AL N73°21'28"W, FOR A DISTANCE OF 233.69' TO A RE-BAR FOUND; THENCE WITH THE LINE OF MILLER, STEPHEN E. MILLER, RICHARD W. II N00°28'00"E, FOR A DISTANCE OF 96.07' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF STELIC ENTERPRISES INC. N72°43'43"E, FOR A DISTANCE OF 586.49' TO A RE-BAR FOUND; THENCE WITH THE LINE OF SHEARIN, MILLARD A. SHEARIN, VIRGINIA P. N72°13'15"E, FOR A DISTANCE OF 37.82' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CHESSON, BRANTLEY DOUGLAS CHESSON, JOHN S. S22°51'28"E, FOR A DISTANCE OF 199.87' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID CHESSON, BRANTLEY DOUGLAS CHESSON, JOHN S. N72°29'20"E, FOR A DISTANCE OF 250.00' TO AN IRON PIPE SET; THENCE WITH THE LINE OF THE WESTERLY RIGHT OF WAY OF COLE MILL ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 04°48'47", A RADIUS OF 2,292.80' AND AN ARC LENGTH OF 192.61' SUBTENDED BY A CHORD BEARING S17°38'03"E, FOR A DISTANCE OF 192.55' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 484,782 SQUARE FEET OR 11.129 ACRES, INCLUSIVE OF THE RIGHT OF WAY AREA LABELED PEARSCROFT DRIVE UNOPENED; MORE OR LESS ACCORDING TO SURVEY PREPARED BY JONATHAN F. MURPHY PLS L-4382, TO WHICH REFERENCE IS MADE FOR A MORE PERFECT AND COMPLETE DESCRIPTION.

This conveyance is made subject to the rights, if any, of any person or persons or governmental agency or agencies, in or with respect to Pearscroft Drive (a/k/a Fairview Drive) as shown on said map.

This conveyance is also subject to a permanent easement, not to exceed 20' in width for the purpose of ingress, egress and regress to, from and between the southeast portion of the property of Julia T. Whitted (now or formerly) as shown on the above referenced map and the north side of Pearscroft Drive (a/k/a Fairview Drive), the said easement area to extend in a general north-south direction and to be located as closely contiguous to the eastern side of that certain pond or lake which is located to the south of the Julia T. Whitted property (now or formerly) and the east of the property of J. P. Foley (now or formerly) as will allow convenient and safe passage along and over the said easement area.