

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Jan 03 09:04 AM
Book: 9578 Page: 658
NC Rev Stamp: \$ 25718.00 Fee: \$ 26.00
Instrument Number: 2022000035
DEED

Drawn by: Thomas T. Crumpler, Esquire
Return to: _____

Mail after recording to:
Harbor City Title Insurance Agency of NC, Inc.
6201 Fairview Road, Suite 325
Charlotte, NC 28210 File # 2108 2398

Tax Parcel ID #s & Property Addresses: 1225 Hamlin Rd, Durham, NC – PIN: 0833-02-99-6163
1507 Hamlin Rd, Durham, NC – PIN: 0843-01-09-6498
1539 Hamlin Rd, Durham, NC – PIN: 0844-01-10-2331
1420 Old Oxford Rd, Durham, NC – PIN: 0833-02-89-5255

Excise Tax: \$25,718.00

THE PROPERTY DESCRIBED HEREIN IS NOT GRANTOR'S PRIMARY RESIDENCE

STATE OF NORTH CAROLINA)
)
COUNTY OF DURHAM) SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 30th day of December, 2021, by and between ENO DEVELOPMENT PARTNERS, LLC, a North Carolina limited liability company having an address of 751 West Fourth Street, Suite 310, Winston-Salem, NC 27101 (hereinafter referred to as "Grantor"); and WELCOME VENTURE PARK, LLC, a Delaware limited liability company having an address of 5858 Westheimer Road, Suite 800, Houston, Texas 77057 (hereinafter referred to as "Grantee");

WITNESETH:

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, with SPECIAL WARRANTY, in fee simple, all those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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 or encumber 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, except for the Permitted Exceptions identified on Exhibit "B" attached hereto and incorporated herein.

ASDL submitted electronically by "Harbor City Title Insurance Agency of NC, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed, as of the day and year first above written.

ENO DEVELOPMENT PARTNERS, LLC,
a North Carolina limited liability company

By: [Signature]
Name: John E. Reece, II
Title: Manager

STATE OF NORTH CAROLINA)

SS:

COUNTY OF FORSYTH)

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John E. Reece, II [insert name, not title].

Date: 12-26-2021 Patti C Huffman
Printed Name: Patti C. Huffman, Notary Public



My commission expires: 1-4-2026

EXHIBIT A to Special Warranty Deed
Legal Description

TRACT ONE

1225 Hamlin Rd, Durham, NC

Parcel ID 196822 / PIN 0833-02-99-6163

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 acre 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; 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.

TRACT TWO

1420 Old Oxford Rd, Durham, NC

Parcel ID 177731 / PIN 0833-02-89-5258

BEGINNING at an existing iron pipe, located at the northwest corner of that 2.00 acre Lot shown in Plat Book 152, Page 29, Durham County Registry, and abutting that right-of-way known as Old Oxford Road and being the southwest corner of the subject property; thence N 28° 11' 51" E 924.16 feet to an existing iron pipe; thence S 88° 26' 23" E 433.77 feet to an existing iron pipe; thence S 29° 32' 01" W 853.67 feet to an existing iron pipe; thence S 82° 24' 24" W 453.46 feet to the point and place of BEGINNING, lying in Durham County, North Carolina and BEING 7.65573 acres +/- as shown on survey prepared by W. G. Autry Land Surveyor, dated June 22, 2013, a copy of said survey is attached to the deed recorded in Book 8560, Page 818, Durham County Registry. This property is further identified with the tax parcel ID 177731 and PIN 0833-02-89-5258.

TRACT THREE**1507 Hamlin Rd, Durham, NC****Parcel ID 160404 / PIN 0843-01-09-6498****and****1539 Hamlin Rd, Durham, NC****Parcel ID 169156 / PIN 0844-01-10-2331**

Beginning at an iron stake on the northern right-of-way of Hamlin Road (S.R. 1634) said stake being in the southwest corner of the Caballero property, tax no. 0843-01-19-9155, and also being the southeast corner of the subject property; running thence from said point and along the northern right-of-way of Hamlin Road S 53°13'36" W 904.38' to a computed point; thence and continuing along the northern right-of-way of Hamlin Road a curved line to the right, Radius = 3459.11', Arc length = 612.43', Chord Bearing S 58°17'55" W, Chord Distance 611.63' to an existing iron pin, it being the southwest corner of subject property, thence leaving the right-of-way of Hamlin Road N 02°12'25" E 717.36' to an existing iron pin; thence N 87°48'31" W 589.82' to an existing iron pin; thence N 02°09'43" E 744.31' to an existing concrete monument; thence N 88°36'18" W 1048.98' to an existing iron pin, being on the eastern right-of-way of Norfolk & Western Railroad; thence along the eastern right-of-way of Norfolk & Western Railroad N 29°37'39" E 833.95' to an iron pin set; thence leaving said Railroad right-of-way S 39°21'38" E 35.12' to an iron pin set; thence N 52°17'35" E 2011.62' to an existing iron pin on the bank of a branch; thence along the branch S 17°35'25" E 112.72' to an existing iron pin; thence S 31°37'12" E 127.54' to an existing iron pin; thence S 30°31'08" E 36.03' to an existing iron pin; thence S 20°32'02" E 66.00' to an existing iron pin; thence leaving the branch S 25°26'00" E 368.72' to an existing iron pin; thence S 11°22'29" E 255.98' to an existing iron pin; thence N 86°57'23" E 378.51' to an existing iron pin; thence S 02°17'09" E 513.43' to an existing iron pin; thence S 03°10'18" E 370.80' to an existing iron pin; thence S 01°53'53" E 480.61' to an existing iron pin; thence S 02°32'37" E 338.00' to an existing iron pin, the point and place of Beginning, containing 114.94 acres, and being Tax Numbers 0844-01-10-2331 and 0843-01-09-6498.

EXHIBIT B to Special Warranty Deed
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

As to Tract One:

2. Easements, setback lines and any other facts shown on plats recorded in Plat Book 129, Page 134, and Plat Book 159, Page 209, Durham County Registry.
3. Right of way Easement to Durham Public Service Company recorded in Book 121, Page 4, Durham County Registry.
4. Deed of Easement to the City of Durham, recorded in Book 1769, Page 579, Durham County Registry.
5. Deeds of Easement to the County of Durham, recorded in Book 1164, Page 640, Book 1174, Page 350, and Book 1204, Page 251, Durham County Registry.
6. Easements to Duke Power Company recorded in Book 1163, Page 376, and Book 1491, Page 743, Durham County Registry.
7. Right of Way Easement to General Telephone Company of the Southeast, 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 property subject to, and failure of the property to be contiguous to, the appurtenant easement more particularly described in Exhibit A, Tract One, as Easement A.
10. Concurrent rights of others in and to the easement crossing Lot 1 and described in Exhibit A.

As to Tract Two:

11. Easements, setback lines and any other facts shown on plats recorded in Plat Book 105, Page 105, Plat Book 188, Page 99, and Plat Book 152, Page 29, Durham County Registry.
12. Drainage Easements to Durham Public Schools recorded in Book 5769, Page 656, Durham County Registry.

As to Tract Three:

13. Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, Page 958, Durham County Registry.
14. Title to any portion of the land lying within the railroad right-of-way.