

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Mar 20 02:37 PM NC Rev Stamp: \$ 15902.00
Book: 8386 Page: 174 Fee: \$ 26.00
Instrument Number: 2018009080
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: **\$15,902.00**

Recording Time, Book and Page
Parcel Identifier No. 0812-08-99-1895

Mail after recording to:
GRANTEE, 414 Granite Creek Drive,
Rolesville, NC 27571

This instrument was prepared by:
McMillan, Psaroudis & Markey, PA

NO TITLE SEARCH PERFORMED OR REQUESTED OF PREPARER

THIS DEED made this 20th day of March, 2018 by and between

GRANTOR

RUXMAYA, INC., a North Carolina corporation
Mailing Address: 9024 Pine Laurel Drive, Weddington, NC 28104

GRANTEE

DURHAM HOSPITALITY INC., a North Carolina corporation
Mailing Address: 414 Granite Creek Drive, Rolesville, NC 27571

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.

submitted electronically by "Tuggle Duggins P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

EXHIBIT A

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

Commencing at an existing iron pipe having North Carolina State Plane Coordinates of N(y)=829,665.306 and E(x) = 2,018,939 and running thence South 88 degrees 46 minutes 43 seconds East 15.00 feet to a point located in the eastern edge of the right of way of Hillandale Road, said point being the point and place of beginning, thence with the eastern edge of the right of way of Hillandale Road, North 00 degrees 13 minutes 59 seconds East 269.91 feet to a point, located in the property line of the now or formerly Bailey, Webb property; thence with the property line of said Bailey, Webb property, South 89 degrees 05 minutes 33 seconds East 271.36 feet to an iron pipe set, a corner of the now or formerly CCB Trust Co. property; thence with the property line of said CCB Trust Co. property two (2) calls as follows: (1) South 00 degrees 53 minutes 40 seconds West 171.19 feet to an existing iron pipe, and (2) South 88 degrees 46 minutes 36 seconds East 99.21 feet to an existing iron pipe; thence South 01 degrees, 41 minutes 51 seconds West 100.16 feet to an existing iron pipe, a corner of the now or formerly Howard Johnson property North 88 degrees 46 minutes 43 seconds West 366.06 feet to the point and place of beginning, containing 1.9027 acres, according to plat entitled "R/W Dedication from the Property of Winston Venture (a North Carolina general partnership), Durham Township" Durham County, North Carolina dated June, 1986, prepared by Robert T. Newcomb, III Registered Land Surveyor and recorded in Plat Book 111, Page 177, Durham County Registry.

Less and Except the permanent right of way granted to the North Carolina Department of Transportation by Deed for Highway Right of Way recorded in Book 4612, Page 256, Durham County Registry.

The above described property being the same as and also described as follows:

Commencing at an existing iron pipe having North Carolina State Plane Coordinates of N(y)=829,665.306 and E(x) = 2,018,939 and running thence South 88 degrees 44 minutes 30 seconds East 21.00 feet to a point located in the eastern edge of the right of way of Hillandale Road, said point being the point and place of beginning, thence with the eastern edge of the right of way of Hillandale Road for two courses to wit: North 01 degrees 40 minutes 32 seconds West 180.08 feet to a point; thence North 00 degrees 14 minutes 01 seconds East 90.04 feet to an iron pin, located in the property line of the now or formerly Bailey, Webb Property; thence with the property line of said Bailey, Webb Property South 89 degrees 05 minutes 31 seconds East 271.36 feet to an iron pipe set, a corner of the now of formerly CCB Trust Co. Property; thence with the property line of said CCB Trust Co. Property two (2) calls as follows: (1) South 01 degrees 00 minutes 27 seconds West 171.19 feet to an iron pipe and (2) South 88 degrees 35 minutes 24 seconds East 99.21 feet to an iron pipe; thence South 01 degrees 41 minutes 51 seconds West 100.08 feet to an existing iron pipe, a corner of the now or formerly Howard Johnson Property; thence with the property line of said Howard Johnson Property North 88 degrees 44 minutes 30 seconds West 359.72 feet to the Point and Place of Beginning.

EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.