

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 Oct 04 09:18 AM  
BK:8282 PG:893-895  
DEED  
FEE: \$26.00  
INSTRUMENT # 2017035047  
EXCISE TAX: \$2,050.00  
APRIL J



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,050.00

Parcel Identifier No. 130645 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 1 & 2 Plat Book 101, Page 58

THIS DEED made this 3<sup>rd</sup> day of October, 2017, by and between

GRANTOR	GRANTEE
MATAN HILLANDALE, LLC, a North Carolina limited liability company  Address: 4600 Wedgewood Blvd., Ste. A Frederick, MD 21703	UW II, LLC a North Carolina limited liability company  Mailing Address: 1150-2 Executive Circle Cary, NC 27511-4590  Property Address: 1901 Hillandale Road Durham, NC

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

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7385, Page 473.

A map showing the above described property is recorded in Plat Book 101, Page 58.

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:

Subject to all easements, restrictions and rights-of-way on record.

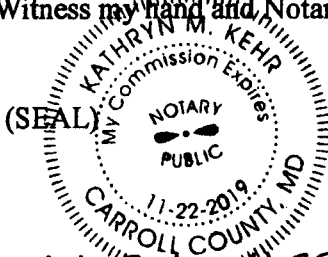
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**MATAN HILLANDALE, LLC,**  
a North Carolina limited liability company

By: [Signature]  
Mark C. Matan, Manager

State of Maryland - County of Frederick

I, the undersigned Notary Public of Carroll County and State of Maryland, do hereby certify that **Mark C. Matan** personally came before me this day and acknowledged that he is the **Manager of Matan Hillandale, LLC, a North Carolina limited liability company**, and that by authority duly given and as the act of such entity, he voluntarily executed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 29<sup>th</sup> day of September, 2017.



Sign: [Signature]

Print: Kathryn M. Kehr Notary Public

My Commission Expires 11-22-19

## EXHIBIT A

**BEING** all of Lots 1 and 2, containing 1.59 acres, more or less, according to survey by Credle Engineering Company, entitled "Property of Crossdaile, Inc.", recorded in Plat Book 101, Page 58, Durham County Registry, to which plat reference is to be made for a more complete and accurate description.

Save and except the following Right of Way and Permanent Utility Easements to the Department of Transportation, as more fully described in that Consent Judgment (CNDM-CJ), recorded in Book 6861, Page 893, Durham County Registry:

### NEW RIGHT OF WAY:

Beginning at Point "1" being N 88°24'40" W 17.04 ft. from -L- 24+28.49, thence N 88°24'40" W 67.96 ft. to point "2"; thence N 01°40'42" E 14.64 ft. to point "3"; thence S 88°19'18" E 18.00 ft. to point "4"; thence N 01°40'42" E 57.00 ft. to point "5"; thence S 88°19'18" E 12.00 ft. to point "6"; thence N 01°40'42" E 60.00 ft. to point "7"; thence N 88°19'18" W 10.00 ft. to point "8"; thence N 01°40'42" E 30.00 ft. to point "9"; thence S 88°19'18" E 10.00 ft. to point "10"; thence N 01°40'42" E 3.33 ft. to point "11"; thence S 88°24'46" E 37.91 ft. to point "12"; thence S 01°39'34" W 164.93 ft. to point "1"; returning to the place of beginning and containing 7679 sq. ft. 0.176 acres.

### PERMANENT UTILITY EASEMENT #1:

Beginning at Point "7" being N 88°19'18" W 55.00 ft. from -L- 25+60.00, thence S 01°40'42" W 60.00 ft. to point "6"; thence N 88°19'18" W 12.00 ft. to point "5"; thence S 01°40'42" W 57.00 ft. to point "4"; thence N 88°19'18" W 18.00 ft. to point "3"; thence N 01°40'42" E 67.00 ft. to point "13"; thence S 88°19'18" E 20.00 ft. to point "14"; thence N 01°40'42" E 50.00 ft. to point "8"; thence S 88°19'18" E 10.00 ft. to point "7"; returning to the place of beginning and containing 1826 sq. ft. 0.042 acres.

### PERMANENT UTILITY EASEMENT #2:

Beginning at Point "11" being N 88°24'46" W 55.00 ft. from -L- 25+93.42, thence S 01°40'42" W 3.33 ft. to point "10"; thence N 88°19'18" W 10.00 ft. to point "9"; thence N 01°40'42" E 3.32 ft. to point "15"; thence S 88°24'46" E 10.00 ft. to point "11"; returning to the place of beginning and containing 33 sq. ft. 0.001 acres.

This property has a street address of 1901 Hillandale Road, Durham, NC and a tax parcel #130645.