

*Blk 4  
Sale  
School  
zoned RS-10*

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 MAY 20 01:52:32 PM  
BK: 7494 PG: 92-94  
DEED  
FEE: \$26.00  
EXCISE TAX: \$3,900.00  
INSTRUMENT # 2014014283  
SCERNEL



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 3,900.00

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

Mail/Box to: Grantee

This instrument was prepared by: The Law Office of Anne Page Watson, 3400 Croasdaile Drive, Suite 205, Durham, NC

Brief description for the Index: LOT (without benefit of title search),

THIS DEED made this 14th day of May, 2014 by and between

**GRANTOR**  
Durham Community Charter  
School, d/b/a Maureen Joy  
Charter School, a NC non-profit corporation

**GRANTEE**  
Carter Community Charter  
School, Inc., a NC non-profit  
corporation  
1955 Cornwallis Road  
Durham, NC 27705

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

See Exhibit A attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4204 page 965.

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 \_\_\_\_\_.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

*\$1,950,000 sale price  
20,342 sq ft = \$95.86/sq ft*

*~~\$1,586~~  
5.03*

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.

Durham Community Charter School (SEAL)  
 (Entity Name)  
 By: Helen Bryant Print/Type Name: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: Helen Bryant, Board Print/Type Name: \_\_\_\_\_  
President Chairman  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Durham  
 I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that \_\_\_\_\_  
Durham Community Charter School, d/b/a Maureen Joy 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 14th day of May, 2014.

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

State of North Carolina - County or City of Durham  
 I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that \_\_\_\_\_  
Helen Bryant personally came before me this day and acknowledged that she is the  
Board Chair/President of Durham Community Charter School or NC non profit  
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority  
 duly given to her 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 14th day of May, 2014.



My Commission Expires: 12/23/14 (Seal)  
 (Affix Seal) \_\_\_\_\_  
 Notary's Printed or Typed Name Takisha M. Hart

\_\_\_\_\_  
 - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 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

EXHIBIT A

BEING all of Tract A Revised, containing 4.898 acres, more or less, as shown on the plat and survey thereof titled "Public Right-of-Way Dedication Plat of the Property of Durham Community Charter School," drawn by Freehold Land Surveys, Inc., dated October 27, 2008, and recorded in Plat Book 185, Page 139, Durham County Registry, to which plat reference is hereby made for a more particular description of same.