

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 SEP 30 01:46:58 PM  
 BK: 7797 PG: 3-5  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$8,598.00  
 INSTRUMENT # 2015032810  
 SCEARNEL



# NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$8,598.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 0812-11-65-2964  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_,  
 By \_\_\_\_\_

Mail after recording to Patriot Equity Partners LLC, 2700 Pacific Coast Highway, 2<sup>nd</sup> Floor, Torrance, California 90505

This instrument was prepared by Robinson, Bradshaw & Hinson, P.A. (BAT)

Brief description for the Index

200 North LaSalle Street

THIS DEED made this 29<sup>th</sup> day of September, 2015, by and between

GRANTOR	GRANTEE
<p><b>SOUTHSTAR HOLDINGS – REYNOLDA, LLC</b>, a North Carolina limited liability company</p> <p>c/o Crossroads Realty Group, LLC                      229 East Kingston Avenue                      Charlotte, North Carolina 28203</p>	<p><b>PATRIOT EQUITY PARTNERS, LLC</b>, a California limited liability company</p> <p>2700 Pacific Coast Highway, 2<sup>nd</sup> Floor                      Torrance, California 90505</p>

**Enter in appropriate block for each party: name, 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, that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See **EXHIBIT A** attached hereto and made a part hereof.

The property hereinabove described is the same property acquired by Grantor by instrument recorded in Book 2497 at Page 843 in the Durham County Public Registry.

A plat showing the property is recorded in Map Book 35 at Page 86 in the Durham County Public Registry.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Real estate taxes for 2015 and subsequent years, a lien but not yet due and payable.
2. Matters shown on that plat recorded in Plat Book 35 at Page 86 in the Durham County Public Registry.
3. Terms and conditions of Short Form Lease with Eckerd Corporation recorded in Book 2572 at Page 220 in the Durham County Public Registry.
4. Easements and rights of way granted by Grantor's predecessors in interest recorded in the Durham County Public Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

**SOUTHSTAR HOLDINGS – REYNOLDA, LLC**, a North Carolina limited liability company

By: NEXT Realty Management, Inc., its Manager

By: *Jeffrey D. Mathis*  
 Name: Jeffrey D. Mathis  
 Title: President

STATE OF NORTH CAROLINA

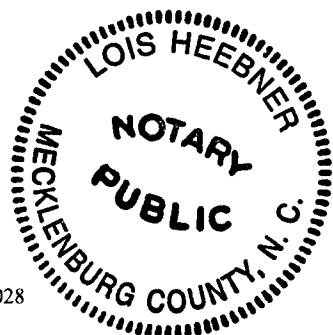
COUNTY OF MECKLENBURG

I, Lois Heebner, a Notary Public of the County and State aforesaid, certify that Jeffrey D. Mathis personally came before me this day and acknowledged that he is President of NEXT Realty Management, Inc., the Manager of **SOUTHSTAR HOLDINGS -- REYNOLDA, LLC**, a North Carolina limited liability company ("Company"), and that the foregoing was signed in behalf of said corporation, acting in its capacity as Manager of Company, by authority duly given. And he, as President, acknowledged the foregoing to be the act and deed of said corporation, in its capacity as manager of Company.

Witness my hand and official stamp or seal, this 29<sup>th</sup> day of September, 2015.

My Commission Expires:

6/30/19  
[Notary Seal]



*Lois Heebner*  
 \_\_\_\_\_  
Lois Heebner  
 \_\_\_\_\_  
 Notary's printed or typed name

**EXHIBIT A  
LEGAL DESCRIPTION**

That certain tract of land lying and being in the City of Durham, N.C., adjacent to and on the northern side of Hillsborough Road adjacent to and on the western side of Mountain View Avenue, adjacent to and on the southern side of Quebec Drive (formerly Wortham Street), adjacent to and on the eastern side of LaSalle Street and being more particularly described as follows:

BEGINNING at a new iron pin, said iron pin being located S 50° 04' 11" W 52.34 feet from a Parker-Kalon nail in the centerline of the intersection of Quebec Drive (formerly Wortham Street) and Mountain View Avenue and thence along a curve to the right having a radius of 416.66 feet, a chord bearing of S 21° 59' 00" W, a chord length of 85.90 feet for an arc length of 86.05 feet to a new iron pin on the western side of Mountain View Avenue; thence along the western side of Mountain View Avenue S 27° 54' 00" W 109.37 feet to a new iron pin; thence along a curve to the right having a radius of 20.03 feet, a chord bearing of S 72° 59' 17" W, a chord length of 28.37 feet for an arc length of 31.52 feet to a new iron pin on the northern side of Hillsborough Road; thence along the northern side of Hillsborough Road along a curve to the right having a radius of 4677.12 feet a chord bearing of N 60° 43' 47" W a chord length of 194.95 feet for an arc length of 194.96 feet to a new iron pin, said point being located a plat bearing (Plat Book 35 Page 86) of N 04° 07' 29" W and a distance of 117.15 feet from City of Durham Monument #392, said Monument having North Carolina Grid Coordinate (NAD 27) of X = 2,01688.385'; Y., = 825,660.394', thence along a curve to the right having a radius of 31.97 feet, a chord bearing of N 27° 42' 04" W a chord length of 33.73 feet for an arc length of 35.53 feet to a new iron pin in the eastern side of LaSalle Street; thence along the eastern side of LaSalle Street N 04° 08' 00" E 222.57 feet to a new iron pin; thence along a curve to the right having a radius of 12.58 feet, chord bearing of N 61° 58' 00" E, a chord length of 21.30 feet for an arc length of 25.40 feet to a new iron pin in the southern side of Quebec Drive (formerly Wortham Street) thence along the southern side of Quebec Drive S 60° 12' 00" E 287.25 feet to a new iron pin; thence along a curve to the right having a radius of 26.05 feet, a chord bearing of S 22° 04' 00" E, a chord length of 32.17 feet for an arc length of 34.67 feet to a new iron pin, said pin being the place and point of BEGINNING and containing 1.544 acres, more or less, and being Lot 33 as shown by Plat Book 35 Page 86, Durham County Registry. This property was acquired by the Galley, Inc. by deed dated December 23, 1985 from Tip Top Fish House, Inc of record at Book 1251 Page 222, Durham County Registry.