

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 Feb 18 02:56 PM NC Rev Stamp: \$ 3559.00  
Book: 7648 Page: 642 Fee: \$ 26.00  
Instrument Number: 2015004497  
DEED

Prepared by: Ewing Law Center, P.C.  
Carey L. Ewing, Esq.  
2304 S. Miami Blvd., Ste. 121  
Durham, NC 27703  
Return to: Grantee

PID: 164036; 164031  
Excise tax: \$ 3559.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS WARRANTY DEED**, made this 16<sup>th</sup> day of February, 2015, by and between **LINDA D. LASSITER-BRAMIGK, formerly known as LINDA D. LASSITER and BRENDA D. LITTLETON, Trustees of THE EVA JEAN DIXON REVOCABLE TRUST dated September 30, 2008; MICHAEL W. BEASLEY and wife, TONYA BEASLEY**, (hereinafter referred to as "GRANTORS") and **TRIANGLE CHURCH OF CHRIST, a North Carolina Non-Profit Corporation**, whose address is 5510 Barbee Chapel Road, Chapel, Hill, NC, 27514, (hereinafter referred to as "GRANTEE").

The designation Grantors 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 Grantors, for and in valuable consideration and other valuable considerations, to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, its successors and assigns, forever, the following described land situate, lying and being in the County of **Durham** and State of **North Carolina**, more particularly described as follows:

**BEGINNING at an existing iron pipe located in the northeastern boundary of Page Road (60' R/W), said stake being the westernmost corner of the property of (now or formerly)**

Michael Wayne Beasley, II described in Deed Book 4744, Page 61 and as shown at Plat Book 118, Page 197; AND RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING along and with the northeastern boundary of Page Road, North  $48^{\circ} 20' 23''$  West 272.92 feet to an iron pin set; thence continuing along and with the northeastern boundary of Page Road North  $52^{\circ} 30' 09''$  West 598.00 feet to a computed corner; thence continuing along and with the boundary of Page Road North  $55^{\circ} 06' 09''$  West 297.96 feet to an existing iron pin Control Corner having N.C.G.S. Coordinates Northing=794,902.27' and Easting=2,053,183.16'; thence leaving the northeastern boundary of Page Road along and with the southeastern boundary of the property of (now or formerly) Linda Dixon Lassiter described in Deed Book 1818, Page 381 and shown at Plat Book 166, Page 31 and further along and with the southeastern boundary of the property of (now or formerly) Linda Dixon Lassiter described in Deed Book 4744, Page 65 and shown at Plat Book 129, Page 50 North  $34^{\circ} 53' 51''$  East 311.14 feet to an existing iron pin; thence leaving the southeastern boundary of said property of (now or formerly) Linda Dixon Lassiter, along and with the northeastern boundary of the property of (now or formerly) Linda Dixon Lassiter described in Deed Book 4744, Page 65 and shown at Plat Book 129, Page 50, North  $55^{\circ} 06' 09''$  West 140.00 feet to an iron pipe set in the southeastern boundary of the property of (now or formerly) Durham District Mission described in Deed Book 5870, Page 758 and shown at Plat Book 139, Page 64; thence along and with the southeastern boundary of (now or formerly) Durham District Mission referred to hereinabove, North  $34^{\circ} 53' 51''$  East 106.87 feet to an existing iron pipe, the southwesternmost corner of the property of (now or formerly) Rodney E. Hudson and Mildred M. Hudson described in Deed Book 241, Page 731 and Plat Book 33, Page 4, thence along and with the southern boundary line of the property of Hudson referred to hereinabove, South  $88^{\circ} 58' 00''$  East 618.32 feet to an existing iron pipe; thence continuing along and with the property of Hudson, South  $53^{\circ} 38' 02''$  East 422.19 feet to an existing iron pin in the westernmost corner of the property of (now or formerly) New Page Group as described in Deed Book 1237, Page 539 and shown at Plat Book 105, Page 78; thence along and with the southwestern boundary line of the property of (now or formerly) New Page Group referred to above, South  $54^{\circ} 50' 44''$  East 422.76 feet to a tie point axle having

N.C.G.S. Coordinates Northing=794,820.31 and Easting=2,054,611.32; thence continuing along and with a northwestern boundary of the property of (now or formerly) New Page Group referred to hereinabove, South 28°41'39" West 520.65 feet to an existing iron pin, the easternmost corner of the property of (now or formerly) Michael Wayne Beasley, II referred to hereinabove; thence along and with the northeastern boundary of the property of (now or formerly) Michael Wayne Beasley, II referred to hereinabove, North 58° 27' 31" West 162.10 feet to an existing iron pin, the northwesternmost corner of the property of (now or formerly) Michael Wayne Beasley, II referred to hereinabove; thence along and with the northwesternmost boundary of the property of (now or formerly) Michael Wayne Beasley, II referred to hereinabove, South 24°06'59" West 287.08 feet to an existing iron pin, the POINT AND PLACE OF BEGINNING and being two(2) tracts or parcels of land containing 10.55 acres (459,526 square feet) and 10.38 acres (451,942 square feet) as shown on plat of survey dated January 30, 2015 entitled "Triangle Church Of Christ A Non-Profit Corporation" prepared by Turning Point Surveying bearing Drawing Number C-685.

This property's address is commonly known as: 2021 and 2031 Page Road, Durham, NC 27703.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 7399, Page 24 , Durham County Registry and Estate File 05 E 1395.

**The property herein conveyed is not the principal residence of any of the Grantors.**

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

**AND** the Grantors hereby covenant with the Grantee that the Grantors are legally seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictions, easements, and rights of way of record and taxes.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, the day and year first above written.

GRANTORS:  
THE EVA JEAN DIXON REVOCABLE TRUST  
dated September 30, 2008

BY: *Linda D. Lassiter Bramigk*  
LINDA D. LASSITER-BRAMIGK, formerly known  
as LINDA D. LASSITER, Trustee

BY: *Brenda D Littleton*  
BRENDA D. LITTLETON  
Trustee

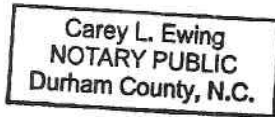
STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, CAREY L. EWING, a Notary Public of the County and State aforesaid, certify that LINDA D. LASSITER-BRAMIGK, formerly known as LINDA D. LASSITER, Trustee of THE EVA JEAN DIXON REVOCABLE TRUST dated September 30, 2008 personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 9th day of February, 2015.

*Carey L. Ewing*  
NOTARY PUBLIC: CAREY L. EWING  
My commission expires: April 20, 2017

(NOTARY SEAL)



STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, **CAREY L. EWING**, a Notary Public of the County and State aforesaid, certify that **BRENDA D. LITTLETON**, Trustee of **THE EVA JEAN DIXON REVOCABLE TRUST** dated **September 30, 2008 GRANTORS** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

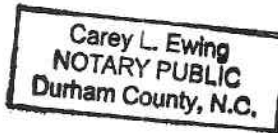
Witness my hand and official stamp or seal, this 15<sup>th</sup> day of February, 2015.

*Carey L. Ewing*

NOTARY PUBLIC: CAREY L. EWING

My commission expires: April 20, 2017

(NOTARY SEAL)



GRANTORS (CONTINUED):

Michael W Beasley  
MICHAEL W. BEASLEY

Tonya Beasley  
TONYA BEASLEY

STATE OF NORTH CAROLINA, COUNTY OF Durham

I, G. KEVIN STEWMAN, a Notary Public of the County and State aforesaid, certify that **MICHAEL W. BEASLEY** and wife, **TONYA BEASLEY** GRANTORS personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16th day of February, 2015

G. Kevin Stewman  
NOTARY PUBLIC: G. KEVIN STEWMAN

My Commission expires: 10/15/2015

(NOTARY SEAL)

