

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Jan 29 04:41 PM

Book: 9216 Page: 125
 NC Rev Stamp: \$ 6210.00 Fee: \$ 26.00
 Instrument Number: 2021004898
 DEED

Mail To: CHABAD AT DUKE UG INC., 1308 W. MARKHAM AVENUE, DURHAM, NC 27705
 This instrument was prepared by: Richard A. Manger, Esq.

TRUSTEE'S DEED FOR SALE OF LAND

Revenue Stamps: \$6,210.00

Property known as: 204 N. Buchanan Blvd, Durham, NC 27705

Parcel ID #: 0822-19-60-0216

STATE OF NORTH CAROLINA
 Durham County.

THIS DEED, Made this 9th day of November, 2020, by Richard A. Manger, Substitute Trustee, party of the first part, to Chabad at Duke UG Inc., of Durham County, State of North Carolina, party of the second part, witnesseth:

That Whereas, on April 20, 2011, Kings Daughter Landford, LLC executed and delivered unto Roy L. Haga, Jr., Trustee, a certain Deed of Trust, which is recorded in the office of the Register of Deeds for Durham County, in Book 6707, Page 481;

And Whereas, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Richard A. Manger, Substitute Trustee, did on September 16, 2020, at Durham County Courthouse, Durham, North Carolina expose to public sale the lands hereinafter described, where and when Chabad at Duke UG Inc. became the last and highest bidder for the same at the price of \$3,105,000.00;

And Whereas, the said purchase price has been fully paid or arranged to be paid as in said Deed of Trust prescribed:

Now Therefore, in consideration of the premises and of the sum of \$3,105,000.00 paid to the said party of the first part by the said party of the second part, and the receipt whereof is hereby acknowledged, and under and by virtue of the power and authority by said Deed of Trust conferred, the said Richard A. Manger, Substitute Trustee as aforesaid, does hereby bargain, sell and convey unto the said Chabad at Duke UG Inc., their heirs and assigns, that (those) certain parcel(s) or tract(s) or lot(s) of land lying and being in the County of Durham, State of North Carolina, and defined and described as follows, to wit:

BEING ALL OF THE PROPERTY IDENTIFIED AS "SHELTERING HOME CIRCLE OF KINGS DAUGHTERS, INC. OF DURHAM, N.C." ON THE PLAT ENTITLED "FINAL PLAT OF RECOMBINATION OF SHELTERING HOME CIRCLE OF KINGS DAUGHTERS, INC. OF DURHAM N.C. AND MARGARET ANN HALL" RECORDED IN PLAT BOOK 179, AT PAGE 186 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA.

TOGETHER WITH ALL EXISTING OR SUBSEQUENTLY ERECTED OR AFFIXED BUILDINGS, IMPROVEMENTS AND FIXTURES; ALL EASEMENTS, RIGHTS OF WAY, AND APPURTENANCES, ALL WATER, WATER RIGHTS AND DITCH RIGHTS (INCLUDING STOCK IN UTILITIES WITH DITCH OR IRRIGATION RIGHTS); AND ALL OTHER RIGHTS, ROYALTIES, AND PROFITS RELATING TO THE REAL PROPERTY, INCLUDING WITHOUT LIMITATION ALL MINERALS, OIL, GAS, GEOTHERMAL AND SIMILAR MATTERS, (THE "REAL PROPERTY").

This property sold subject to all applicable taxes, assessments, easements, rights-of-way, restrictions of record, prior liens or other encumbrances senior to the lien of the instrument foreclosed, if any. And further subject to any valid releases recorded prior to the foreclosure sale cited herein.

In accordance with N.C.G.S. §105-317.2, the above described property does not include the primary residence of the Grantors.

Name and Address of Purchaser/Grantee:

Chabad at Duke UG Inc.
 1308 W. Markham Avenue
 Durham, North Carolina 27705

To have and to hold said land and premises and all privileges and appurtenances thereto belonging unto the said Chabad submitted electronically by "Investors Title Insurance Company" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Richard A. Manger, Substitute Trustee as aforesaid, has hereunto set his hand and affixed his seal, the day and year first above written.