

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
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Book: 8517 Page: 636 Fee: \$ 26.00
Instrument Number: 2018034234
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$2,600.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Mail after recording to: **GRANTEE - MAILING ADDRESS**

This instrument was prepared by: **LAW OFFICES OF WHITFIELD & BOWENS, PLLC WITHOUT BENEFIT OF TITLE**

THIS DEED made this 21st day of September, 2018 by and between

GRANTOR

ARTIS PLUMMER, SR. widower, ANNETTE MANNING unmarried, DAVID LYONS unmarried

Mailing Address:

GRANTEE

WR LAND HOLDINGS, LLC

Property Address: 1502 ANGIER AVENUE; 205, 207, 208 and 209 S. GOLEY STREET; 1400, 1410 and 1412 CROSS STREET, DURHAM, NC

Mailing Address: 2310 GARNER ROAD RALEIGH NC 27610

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 and more particularly described as follows:

SEE ATTACHED

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____, County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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.

Submitted electronically by "The Wall Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 except for the exceptions hereinafter stated.

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

ANY RESTRICTIONS, RIGHT OF WAYS AND EASEMENTS OF RECORD.

ANY ENVIRONMENTAL ISSUES REVEALED IN THE PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PERFORMED BY MID-ATLANTIC ASSOCIATES, INC ON OCTOBER 30, 2015 AND/OR MAY BE DISCOVERED IN THE FUTURE.

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 officer(s), the day and year first above written.

(Entity Name)

Artis Plummer, Sr. (SEAL)
ARTIS PLUMMER, SR.

By: _____

Annette Manning (SEAL)
ANNETTE MANNING

Title: _____

By: _____

David Lyons (SEAL)
DAVID LYONS

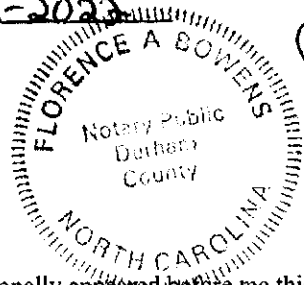
Title: _____

(SEAL)

NORTH CAROLINA Durham COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ARTIS PLUMMER, SR. widower, ANNETTE MANNING unmarried, DAVID LYONS unmarried. Witness my hand and official stamp or seal, this the 26th day of September, 2018.

My Commission Expires: 5-22-2022



Florence A. Bowens
Notary Public
Print Notary Name: Florence A. Bowens

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ . Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public
Print Notary Name: _____

EXHIBIT A

Tract 1

BEGINNING at a stake at the southeast intersection of Angier Avenue and South Goley Street and running thence along and with the south side of Angier Avenue in an easterly direction 132 feet to a stake in the western property line of the property of Mack Stout and wife, Lina Lee S. Stout; thence along and with the western property line of the property of Mack Stout and wife, Lina Lee S. Stout, in a southerly direction parallel with the east side of South Goley Street 50 feet to a stake in the northern property line of the property of O. H. Dearing; thence along with the northern property line of O. H. Dearing in a westerly direction parallel with the south side of Angier Avenue 132 feet to a stake in the east side of South Goley Street; thence along and with the eastern property line of South Goley Street in a northerly direction 50 feet to the point and place of BEGINNING. For further reference see Deed Book 22, at page 407 and Deed Book 38, at page 418 in the Durham County Registry.

This property has the street address of 1502 Angier Avenue, Durham, NC.

Prior Deed: Book 4321 at page 965, Durham County Registry.

Parcel ID: 112058

Tract 2

BEGINNING at a stake at the East line of Goley Street 100 feet South of the Intersection of the South line of Angier Avenue and the East line of Goley Street; then South 65 degs. East 182 feet to a stake; thence South 18 degs. West 50 feet to a stake; thence North 65 degs. West 182 feet to a stake on the East line of Goley Street; thence North 18 degs. East 50 feet to the BEGINNING, as referenced in Deed Book 305, Page 247, Durham County Registry.

This property has the street address of 205 S Goley Street, Durham, NC.

Prior Deed: Book 1845 page 79, Durham County Registry.

Parcel ID: 112060

Tract 3

BEGINNING at a stake in the east line of S. Goley Street, said stake being located at a point South 18 degs. 30' West 159.83 feet from the right of way of Angier Avenue and running thence South 65 degs. 02' East 180.8 feet to a stake; thence South 18 degs. 33' West 89.0 feet to a stake; thence North 61 degs 41' 10" West 133.15 feet to a stake In the north line of Vale Street; thence along and with the north line of Vale Street North 64 degs 45' West 89.43 feet to a radius of 27.35 feet and a length of 40.62 feet to a stake located within the right of way of S. Goley Street; thence North 20 degs East 107.1 feet to a stake; thence South 65 degs. 25' East 6.90 feet to a stake; thence North 18 degs. 30' East 97.50 feet to the point and place of BEGINNING and being the greater part of Lots 1 and 2 PROPERTY OF ICE AND FUEL COMPANY OF DURHAM, INC., as per a plat thereof on file in the office of the Register of Deeds of Durham County in Plat Book 18, page 179, to which reference is hereby made. SAVE AND EXCEPT, any portion of the above described property located within the right of way of S. Goley Street.

This property has the street address of 207 S. Goley Street, Durham, NC.

Prior Deed: Book 1934 page 744, Durham County Registry.

Parcel ID: 112061

Tract 4

BEGINNING at a stake in the western property line of Goley Street, said stake being located south 19° 36' west 143.5 feet from the intersection of the back side of the sidewalk that parallels Angier Avenue and Goley Street; and running thence from said point of beginning north 67° 44' 114.2' along the southern property line of 206 Goley Street to a stake; thence north 31° 56' east 4.14 feet to a stake; thence north 50° 46' west 59.7 feet to a stake in the eastern property line of the Exxon Oil Company; thence along and with the eastern property line of the Exxon Oil Company property south 13° 45' west 66.45 feet to a stake in the northwest coner of the property conveyed to William Mayes, Jr. in Deed Book 439, at page 730; thence along and with the northern property line of the William Mayes, Jr. property south 70° 50' east 162.9 feet to a stake in the western property line of Goley Street; thence along and with the western property line of Goley Street north 19° 36' east 40 feet to a point and place of BEGINNING, and being a portion of the property conveyed to H. O. Goley and wife, Lillie Goley, in Deed Book 73, page 30, Durham County Registry, See the plat recorded in Deed Book 22, at page 406. Known as 208 Goley Street, Durham, N.C.

This property has the street address of 208 Goley Street, Durham, NC.

Prior Deed: Book 5121 page 197, Durham County Register of Deeds.

Parcel ID: 112071

Tract 5

BEGINNING at a stake at the point of intersection of the northern side of Cross Street with the western side of Goley Street, and running thence along and with the western side of Goley Street in a northerly direction 134.9 feet to a stake, which said stake is 13.5 feet in a southerly direction from the southeast corner of Lot No. 12 as shown on the plat hereinafter referred to; thence North 72 degrees 30 minutes West 143.5 feet to a stake in the west line of Lot No. 13, said stake being 37.2 feet in a southerly direction from the southwest corner of Lot No. 12; thence South 8 degrees 30 minutes West 118.4 feet to a stake on the north side of Cross Street; thence along and with the north side of Cross Street South 69 degrees 30 minutes East 128.7 feet to the point of BEGINNING and BEING all of LOT NOS. 14 and 15 and a PORTION OP LOT NO. 13 as shown on plat of the EDWARDS PROPERTY recorded in Platt Book 22 at Page 407, Durham County Registry, to which reference Is hereby made for a more particular description. See Deed Book 124, Page 146.

This property has the street address of 212 S. Goley Street, Durham, NC.

Prior Deed: Book 2142 Page 767, Durham County Register of Deeds.

Parcel ID: 112070

Tract 6

BEGINNING at a stake, being the southwest corner of Tract I of the plat hereinafter described and commencing North 21° 4' 35" East 201.54 feet to an iron stake; thence North 12° 47' 19" East 164.8 feet to a stake; thence South 76° 59' 14" East 28.53 feet to a stake; thence South 7° 43' 5" West 389.37 feet to a stake in the northern side of the 100 foot right-of-way of Southern Railroad; thence along and with the north side of the 100 foot right-of-way of Southern Railroad as shown on the plat hereinafter referred to North 62° 44' 55" West 95 feet to the point and place of BEGINNING and being all of Tract 1 of the "Property of McAfee Brothers Oil Company, Inc. and Durham and Southern Railroad" as shown on the plat and survey of Southeastern Surveys, Inc. dated June 22, 1981, filed of record in Plat Book 99 at page 101, Durham County Registry, to which plat reference is hereby made.

This property has the street address: 1400 Cross Street.

Prior Deed: Book 6031 page 645, Durham County Register of Deeds

Parcel ID: 112068

Tract 7

BEING all the 1.568 acres "Recombination may of Don C. Christian Company, Inc." as per plat recorded in Plat Book 135, page 76, Durham County Registry.

This property has the street address: 1410 Cross Street.

Prior Deed: Book 6031 page 645, Durham County Register of Deeds

Parcel ID: 112066

Tract 8

BEGINNING at a stake at the intersection of the South line of Cross Street and East line of New Street (now Known as Goley Street) thence, South 10.75 degrees West 150 feet and 9 inches to a stake; thence North 60 West 53 feet to a stake; thence North 10.75 degrees East 145 feet and 2 inches to a stake in the South line of Cross Street; thence with Cross Street South 69.5 degrees East 49 feet to the point of BEGINNING, and being that same property conveyed by will of Andrew J. Hamilton to Hazel Hamilton Berryman, recorded in Will Book 9 at Page 24, Office of Clerk of Superior Court for Durham County, North Carolina, and that conveyed by deed recorded in Deed Book 31 at Page 495, Durham County Registry, to which aforesaid deed and will reference is made for a more particular description of same.

This property has the street address: 1412 Cross Street.

Prior Deed: Book 5448 Page 540, Durham County Registry of Deeds.

Parcel ID: 112067