

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded

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Book: 8701 Page: 21

NC Rev Stamp: \$ 11000.00 Fee: \$ 26.00

Instrument Number: 2019024024
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$11,000.00

Parcel Identifier No. _____ Verified by Durham County on the ____ day of July, 2019

By: _____

Mail/Box to: Nixon Peabody LLP, 305 Church at North Hills Street, Suite 1230, Raleigh, NC 27609-2669

This instrument was prepared by: Angela L. Cottrell, Esq.

Brief description for the Index: _____

THIS DEED made this 12th day of July, 2019, by and between

GRANTOR	GRANTEE
Triangle Doctors Realty, LLC, a North Carolina limited liability company (successor by merger with Crabtree Realty, LLC, a North Carolina limited liability company) 205 Frasier Street Durham, NC 27704	Robert J. Roth, Trustee of the Robert J. Roth Revocable Trust 11512 Midlavian Drive Raleigh, NC 27614
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, parcel of land or condominium unit situated in the City of Durham, Township of Durham, Durham County, North Carolina and more particularly described as follows:

State of North Carolina, County of Durham, Township of Durham, City of Durham, located on the Southern side of Frasier Street (50-foot public right-of-way) and beginning at the Southwest intersection of Frasier Street and Crabtree Avenue (50-foot public right-of-way) at an existing iron stake and thence running along the Southern right-of-way line of Frasier Street the following three calls: (1) North 89 degrees 05' 32" West 424.76 feet to an existing iron stake; (2) along a curve having a delta of 0 degrees 11' 12", an arc of 13.37', a radius of 4099.54, a bearing of South 89 degrees 07' 40" East, and a distance of 13.37' to an existing iron stake; and (3) along a curve having a delta of 0 degrees 08' 34", an arc of 10.23', a radius of 4099.54', a bearing of South 89 degrees 17' 33" East, and a distance of 10.23' to an existing iron stake, the TRUE POINT OF BEGINNING; thence turning and leaving the Southern right-of-way of Frasier right-of-way line of that 20-foot alley North 88 degrees 06' 19" West 22.02 feet to an existing iron stake at the Northwest intersection of that 20-foot alley and Pendergrass Street (50-foot public right-of-way); thence turning and leaving the 20-foot alley and running North 1 degree 58' 00" East 249.87 feet to a "Control Corner", North Carolina State Plane Coordinates, North American Datum 1983 (1986 Adjustment), N 834,506.10 feet, E 2,028,388.31 feet, in the Southern right-of-way line of Frasier Street; thence turning and following the Southern right-of-way line of Frasier Street along a curve having a

Submitted electronically by "Law Office of Marianna C. Montana" documents in compliance with North Carolina statutes governing recordable and the terms of the submitter agreement with the Durham county Register of Deeds.