

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jan 10 04:07 PM NC Rev Stamp: \$ 6790.00
Book: 8577 Page: 217 Fee: \$ 26.00
Instrument Number: 2019000868
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,790.00

Recording Time, Book and Page:

Parcel Identifier No.: 104923 and 104924

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707
(without benefit of examination of title, and the preparer makes no representation or warranty as to validity or status of title,
or the accuracy or completeness of the description)

THIS DEED made the 8th day of January, 2019 by and between

GRANTOR

GWC Properties,
a North Carolina general partnership

GRANTEE

206 Broadway, LLC,
a North Carolina limited liability company

Mailing Address: 2509 Victoria Park Lane, Raleigh, North Carolina 27614
Property Address: 206 Broadway Street and 707 North Street, Durham, North Carolina 27701

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.

Submitted electronically by John F. Wible PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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 of Grantor's undivided interest in all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING that tract and parcel of land described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7674, Page 393.

A map showing the above-described property is recorded in Plat Book _____, Page _____.

The above described property does not include the primary residence of the 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 that 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 hereby conveyed subject to the exceptions set forth on Exhibit B attached hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

GWC Properties

By: [Signature]
Marcus G. Carpenter, III, General Partner

By: Carpenter's Incorporated,
A North Carolina corporation, General Partner

By: [Signature]
Marcus G. Carpenter, III, President

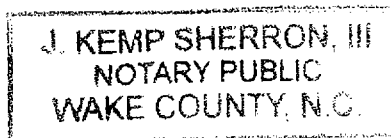
STATE OF NORTH CAROLINA
COUNTY OF Wake

(JKS) Wake

I, J. Kemp Sherron III, a Notary Public for ~~Harnett~~ Wake County and State aforesaid, do hereby certify that Marcus G. Carpenter, III, General Partner of GWC Properties, a North Carolina general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of January, 2019.

J. Kemp Sherron III
Notary Public
My Commission Expires: October 19, 2020



STATE OF North Carolina
COUNTY OF Wake

I, J. Kemp Sherron III, a Notary Public for ~~Harnett~~ ^{Wake} County and State aforesaid, certify that Marcus G. Carpenter, III, personally came before me this day and acknowledged that he is President of Carpenter's Incorporated, a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 10th day of January, 2019.

J. Kemp Sherron III
Notary Public
My Commission Expires: October 19, 2020

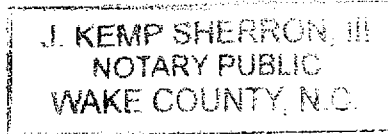


Exhibit A
Legal Description

Tract One: 206 Broadway Street, Durham, NC 27701

BEGINNING at a point located at the northwest corner of the intersection of Broadway Street and North Street in the City of Durham, North Carolina; runs thence along the north line of Broadway Street, North 88 deg. 20 min. West 169.8 feet to a point; thence North 1 deg. 40 min. East 163.88 feet to a point; thence South 88 deg. 56 min. East 171.6 feet to a point in the west line of North Street; thence along the west line of North Street, South 1 deg. 00 min. West 165.6 feet to the point of BEGINNING, and being the Property of John T. Council, according to plat of same by Jerry L. Hunt, Land Surveyor, Durham, North Carolina, dated February 14, 1979.

Tract Two: 707 North Street, Durham, NC 27701

BEGINNING at a stake in the west side of North Street 135 feet in a southerly direction from the south side of Corporation Street at the southeast corner of Lot 2 and running thence North 86 deg. 46 min. West 150 feet to a stake; thence South 3 deg. West 46 feet to a stake; thence South 87 deg. 44 min. East 150 feet to a stake on the west side of North Street; thence along and with the west side of said North Street, North 3 deg. East 45 feet to a stake, the place of BEGINNING and being all of Lot 1 of the F.C. Geer Estate, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 3 at Page 104, to which plat reference is hereby made for a more particular description of same.

EXHIBIT B

Exceptions

1. Taxes or assessments for the year 2019, and subsequent years, not yet due or payable
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 3B, Page 104. (Tract Two only)
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "ALTA/NSPS Survey Property of 206 Broadway, LLC" by Barry L. Scott, PLS, dated November 26, 2018, and last revised January 8, 2019, herein referred to as "The Survey".
4. Memorandum of Lease between GWC Properties and MRR Holdings, LLC (d/b/a Durty Bull Brewing Company) recorded in Book 7828, page 71. (Applies only to a portion of Tract One)
5. Collateral Assignment of Lease and Landlord's Agreement between MRR Holdings, LLC and GWC Properties recorded in Book 7828, page 77 (omitted the Exhibit A); as affected by Collateral Assignment of Lease and Landlord's Agreement recorded in Book 7828, page 353 (includes the Exhibit A). (Applies only to a portion of Tract One)
6. UCC Financing Statement by and between MRR Holdings, LLC and Durty Bull Brewing Company (Debtors) and Yadkin Bank (Secured Party) recorded in Book 7828, page 436. (Tract One)
7. Rights of tenants in possession, as tenants only, under unrecorded leases for a duration of less than three (3) years.