

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Feb 15 02:06 PM NC Rev Stamp: \$ 5000.00
Book: 8125 Page: 678 Fee: \$ 26.00
Instrument Number: 2017005092
DEED

Excise Tax \$5,000.00 Recording Time, Book and Page
Real Estate ID 110343 Parcel Identifier No. 0831-05-18-1516
Verified by _____ County on the ____ day of _____, 20__
by _____

Mail after recording to: Grantee

This instrument was prepared by: Charles E. Nichols, Jr. of Nichols Law PA (without title examination)

Brief description for the Index: 206 Gray Avenue, Durham

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of February, 2017, by and between

| GRANTOR | GRANTEE |
|--|---|
| Gurley Men Ventures, LLC, a North Carolina limited liability company | Lee Ray Bergman LLC, a North Carolina limited liability company |
| 106 S East Street Raleigh, NC 27601 | 733 Foster Street, Suite 200 Durham, NC 27701 |

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees, in fee simple, all of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described on the attached Exhibit A.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 7730, Page 719, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees, in fee simple.

And the Grantor covenants with the Grantees, that Grantor is seized of the Property 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 is subject to the following exceptions:

Ad valorem taxes for the year 2017 and easements, rights of way, restrictions and covenants of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Gurley Men Ventures LLC

By: [Signature]
Name: Cliff Zinner
Title: M.M.

STATE OF NORTH CAROLINA :

COUNTY OF Wake :

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: [INSERT NAME OF PERSON SIGNING] Cliff Zinner

Date: 2-14-2017

Notary Public: Loretta Moss
Printed Name: Loretta Moss
My Commission Expires 12-1-2019

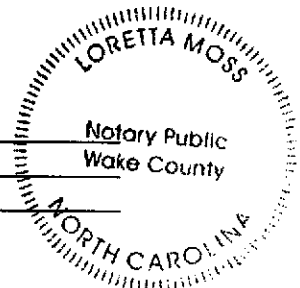


EXHIBIT A

BEGINNING AT A NAIL LOCATED IN A CONCRETE RETAINING WALL, SAID NAIL BEING THE SOUTHEAST INTERSECTION OF CLEVELAND STREET AND GRAY AVENUE LOCATED S 41° 35' 02" E A DISTANCE OF 32.39' FROM AN EXISTING NAIL AT THE CENTER LINE POINT OF INTERSECTION OF CLEVELAND STREET AND GRAY AVENUE, AND RUNNING THENCE S 88° 01' 00" E A DISTANCE OF 199.71' TO AN IRON PIN BEING A COMMON CORNER WITH THE WILLIE L. LEGETTE PROPERTY, THENCE WITH THE WESTERN PROPERTY LINE OF SAID LEGETTE PROPERTY S 03° 40' 06" W A DISTANCE OF 128.31' TO AN IRON PIN BEING THE SOUTHWEST CORNER OF SAID LEGETTE PROPERTY, THENCE WITH THE LEGETTE SOUTH PROPERTY LINE S 74° 12' 42" E A DISTANCE OF 63.60' TO AN IRON PIN LOCATED AT THE WESTERN RIGHT OF WAY OF ROXBORO STREET THENCE RUNNING WITH THE WESTERN RIGHT OF WAY OF ROXBORO STREET S 15° 44' 22" W A DISTANCE OF 53.70' TO A POINT, THENCE CONTINUING WITH THE WESTERN RIGHT OF WAY OF ROXBORO STREET ALONG A CLOCKWISE CURVE HAVING A RADIUS OF 486.42' AND AN ARC LENGTH OF 173.52' A CHORD BEARING OF S 25° 59' 27" W AND A CHORD DISTANCE OF 172.61' TO A POINT, THENCE CONTINUING WITH THE WESTERN RIGHT OF WAY OF ROXBORO STREET S 36° 10' 19" W A DISTANCE OF 56.41' TO AN IRON PIN LOCATED ON THE NORTHERN PROPERTY LINE OF ENCORE CREDIT CORP. PROPERTY THENCE ALONG THE NORTHERN PROPERTY LINE OF SAID ENCORE PROPERTY N 53° 49' 43" W A DISTANCE OF 139.40' TO AN IRON PIN LOCATED IN THE EASTERN PROPERTY LINE OF THE SHIRLEY F. TAYLOR & JEJUAN TAYLOR PROPERTY, THENCE RUNNING WITH THE TAYLOR LINE N 35° 56' 17" E A DISTANCE OF 38.66' TO AN IRON PIN BEING THE NORTHEAST CORNER OF THE TAYLOR PROPERTY, THENCE WITH TAYLORS NORTH SIDE PROPERTY LINE N 52° 37' 38" W A DISTANCE OF 180.70' TO AN IRON PIN LOCATED ALONG THE EASTERN RIGHT OF WAY OF CLEVELAND STREET THENCE N 40° 18' 03" E A DISTANCE OF 6.94' ALONG THE EASTERN RIGHT OF WAY OF CLEVELAND STREET TO A POINT, THENCE CONTINUING ALONG THE EASTERN RIGHT OF WAY OF CLEVELAND STREET IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 395.52' AND AN ARC LENGTH OF 204.71' WITH A CHORD BEARING OF N 29° 33' 34" E AND A CHORD DISTANCE OF 202.44' TO THE PLACE AND POINT OF BEGINNING AND BEING 1.953 ACRES, MORE OR LESS (85,085 SQ. FT. MORE OR LESS) ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AND SHOWN ON THE SURVEY ENTITLED PROPERTY OF NC AFFORDABLE HOUSING, LLC. WHICH WAS PREPARED BY W. G. AUTRY LAND SURVEYOR AND DATED AUGUST 26, 2006.