

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$12,600
Parcel ID:	112069, 112080, 112082, 112083, 112084, 112085, 112086, 112087, 112088, 112089, 112090, 112091, 112092, 112093, 112094, 112095, 112096, 112097, 112098, 112058, 112060, 112061, 112066, 112067, 112068, 112070, and 112071
Mail/Box to:	Grantee
Prepared by:	The Wall Law Firm, PLLC, 2310 Garner Road, Raleigh, NC 27610
Brief description for the Index:	27 Parcels

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 9 day of December, 2022, by and between:

GRANTOR	GRANTEE
Angier Land Holdings, LLC, A North Carolina limited liability company  2310 Garner Road Raleigh, NC 27610	East Durham, LLC, A North Carolina limited liability company

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

See Attached Exhibit A.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 9767 Page 951, and Book 9767 Page 956.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.


TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- (1) Subsequent years' ad valorem taxes.
- (2) Easements, restrictions, covenants, rights-of-way and matters of record.
- (3) Any matters that would be disclosed by a current survey and inspection of the hereinabove described property.
- (4) Zoning ordinances and other governmental restrictions on the use and development of the hereinabove described property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Angier Land Holdings, LLC, a North Carolina limited liability company

Name: \_\_\_\_\_

By:   
Name: Dan Wall  
Title: Sole Member

Name: \_\_\_\_\_

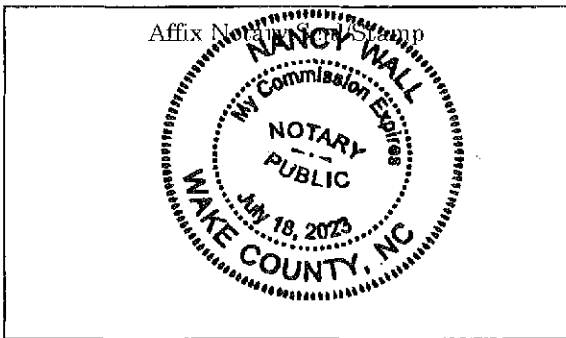
Name: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF NC, COUNTY OF wake

I Nancy Wall, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 9 day of Dec 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): \_\_\_\_\_



  
Notary Public (Official Signature)  
My commission expires: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

**TRACT ONE:**

BEGINNING at a stake in the northern line of the right of way of the Southern Railway 100 feet from the center of the main line track and S 62 degrees 45' E from the western edge of the curbstone on the east side of Alston Avenue 553 feet more or less to an iron stake, Swartz's southeast corner, and running thence from said point of beginning with Swartz's line N. 29 degrees E 200.4 feet to a stake in said Swartz's line, the corner of Standard Oil Company's land; thence their line S 62 degrees 45' E 250.5 feet to a stake, the Standard Oil Company's southeast corner; thence S 12 degrees 28' W 207.2 feet to an iron stake in the right of way line of the Southern Railway; thence along the line of the same N 62 degrees 45' W 309.5 feet to an iron stake, the point and place of beginning, containing 1.28 acres; and being the property embraced in deed from R. P. Reade, Trustee to A. V. Caldwell recorded in Book 108, Page 133, Registry of Durham County. EXCEPTED, HOWEVER, from the above that property included in the above description conveyed to A. V. Caldwell to Shell Eastern Petroleum Products, Inc. on the 7<sup>th</sup> day of March, 1934, as shown by deed recorded in Deed Book 112, Page 545, Registry of Durham County, said excepted property being triangular in shape, bounded and described as follows, to-wit:

BEGINNING at a point in the western boundary line of the land of the Shell Eastern Petroleum Products, Inc. at the southeast corner of the land of Standard Oil Company of New Jersey and the northeast corner of the land of A. V. Caldwell, which said point is N 21 degrees 2" E 301.5 feet from the center of the main line track of the North Carolina Railroad Company; thence from said point of beginning S 21 degrees 2" W 201.5 feet to the northern boundary line of the right of way of the North Carolina Railroad Company; thence along and with the northern boundary line of said right of way S 62 degrees 45' E 30 feet more or less to the southwest corner of the land of the Shell Eastern Petroleum Products, Inc.; thence along and with the western boundary line of the land of said Company in a northeasterly direction 207.2 feet to the place and point of beginning.

Site Address: 1400 Angier Avenue, Durham, NC 27701

Parcel 112069

**TRACT TWO:**

BEING all of Lot 5 of the R. E. Dillard Property as per plat thereof on file in Plat Book 6, Page 145, Durham County Registry, EXCEPTING the portion of said Lot 5 that was conveyed by deed recorded in Deed Book 140, Page 116, Durham County Registry.

Site Address: 1308 Angier Avenue, Durham, NC 27701

Parcel 112080

**TRACTS THREE THROUGH TEN:**

BEGINNING at a nail set at the intersection of the northern right-of-way of Morven Place with the eastern right-of-way of S. Holman Street; running thence N 18 degrees 4' 30" E 169.77 feet to an iron stake set in the southern right-of-way of Angier Avenue; thence along and with the southern right-of-way of Angier Avenue S 74 degrees 16' 59" E 48.3 feet to an iron stake; thence further along the southern right-of-way of Angier Avenue S 74 degrees 16' 59" E 100.04 feet to an iron stake; thence S 17 degrees 2' 52" W 99.39 feet to an iron stake; thence S 72 degrees 7' 8" E 49.56 feet to an iron stake; thence S 73 degrees 28' 22" E 40.66 feet to an iron stake; thence N 16 degrees 48' 16" E 33.42 feet to an iron stake; thence S 73 degrees 14' 57" E 55.56 feet to an iron stake; thence N 14 degrees 45' 2" E 71 feet to an iron stake; thence S 74 degrees 16' 59" E 2 feet to an iron stake; thence S 14 degrees 45' 2" W 176.79 feet to an iron stake set in the northern right-of-way of Morven Place; thence along and with the northern right-of-way of Morven Place N 73 degrees 49' 44" W 61.35 feet to an iron stake; thence further along and with the northern right-of-way of Morven Place N 73 degrees 4' 56" W 241.87 feet to a nail; the point and place of beginning, containing 38,692 square feet and being all of Tract 1 as shown on Boundary Survey for Fortress International (Durham), LLC by Southeastern Surveys, Inc., dated February 6, 2014.

Site Address: 1304 Angier Avenue, 1302 Angier Avenue, 207 S. Holman Street, 1303 Morven Place, 1305 Morven Place, 1309 Morven Place, 1311 Morven Place, 1315 S. Morven Place, Durham, NC 27701

Parcels 112082, 112083, 112084, 112085, 112086, 112087, 112088, 112089

**TRACT ELEVEN:**

BEGINNING at a stake set in the southern right-of-way of Morven Place, said stake being the northeast corner of the property now or formerly owned by Southern Repair Service Inc., (Deed Book 376 at Page 574 and being tax parcel number 112091); running thence along and with the southern right-of-way of Morven Place S 72 degrees 38' 33" E 98 feet to an iron stake; thence S 22 degrees 13' 31" W 115.4 feet to an iron stake; thence N 72 degrees 38' 33" W 90.12 feet to an iron stake; thence N 18 degrees 18' 27" E 115 feet to an iron stake set in the southern right-of-way way of Morven Place, the point and place of beginning, containing 10,816 square feet, and being all of Tract 3 as shown on Boundary Survey for Fortress International (Durham), LLC by Southeastern Surveys, Inc., dated February 6, 2014.

Site Address: 1314 Morven Place, Durham, NC 27701

Parcel 112090

**TRACT TWELVE:**

BEGINNING at a stake on the south side of Marvin Alley, said stake being located 208 feet from the point where the south side of Marvin Alley intersects with the east side of Holman Street, and running thence South 27° 30' West 115 feet to a stake; thence North 62° 44' West 30' to a stake; thence North 27° 30' East 15 feet to a stake in the south side of Marvin Alley; thence South 62° 44' East along and with the south side of said Marvin Alley 30 feet to a stake, the point and place of beginning, same being Lot 34 as per plat of S & G

MENS STORE, INC. PROPERTY per survey August 14, 148 by J. Ralph Weaver, Registered Surveyor. On said lot is located house #1312 Marvin Alley.

Site Address: 1312 Morven Place, Durham, NC 27701

Parcel 112091

**TRACT THIRTEEN THROUGH EIGHTEEN:**

BEGINNING at a stake set at the intersection of the eastern right-of-way of S. Holman Street with the southern right-of-way of Morven Place; running thence along and with the southern right-of-way of Morven Place S 72 degrees 38' 33" E 174.33 feet to an iron stake; thence S 18 degrees 18' 27" W 115 feet to an iron stake; thence N 72 degrees 38' 33" W 89.33 feet to an iron stake; thence S 18 degrees 18' 27" W 50 feet to an iron stake; thence N 72 degrees 38' 33" W 85 feet to a nail set in the eastern right-of-way of S. Holman Street; thence along and with the eastern right-of-way of S. Holman Street N 18 degrees 18' 27" E 165 feet to a stake, the point and place of beginning, containing 24,295 square feet, and being all of Tract 2 as shown on Boundary Survey for Fortress International (Durham), LLC by Southeastern Surveys, Inc., dated February 6, 2014.

Site Address: 1310 Morven Place, 1308 Morven Place, 1306 Morven Place, 1304 Morven Place, 209 S. Holman Street, 211 S. Holman Street, Durham, NC 27701

Parcels 112092, 112093, 112094, 112095, 112096, 112097

**TRACT NINETEEN:**

BEGINNING at a stake in the property line of the property belonging to the Durham Buggy Company, C. L. Higsbee's southeast corner, said stake being S 31 degrees 40' W 115 feet from the southerly side of Morven Street, and running thence S 31 degrees 40' W 357.9 feet to a stake in the right of way of the North Carolina Railroad; thence along and with the right of way of the North Carolina Railroad N 60 degrees 02' W 279.95 feet to a stake in the property line of the easterly side of Holman Street; thence along and with the easterly side of said Holman Street N 28 degrees 45' E 298.7 feet to a stake in the C.L. Higsbee's line; thence along and with the Higsbee's line S 62 degrees 44' East 85 feet to a stake; thence continuing with Higsbee's line N 28 degrees 45' E 54 feet to a stake; thence continuing further with Higsbee's line S 62 degrees 44' E 213.7 feet to a stake; the place and point of beginning and being part of the property as shown on the plat of the property of the Morven Cotton Mills, Inc., Plat Book 6 at Page 98 and 99 in the Office of the Register of Deeds of Durham County, North Carolina. See Deed recorded in Deed Book 75 at Page 691, Registry of Durham County.

Site Address: 217 S. Holman Street, Durham, NC 27701

Parcel 112098

**TRACT TWENTY:**

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.

Site Address: 1502 Angier Avenue, Durham, NC 27701

Parcel 112058

**TRACT TWENTY-ONE:**

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.

Site Address: 205 S. Goley Street, Durham, NC 27701

Parcel 112060

**TRACT TWENTY-TWO:**

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.

Site Address: 207 S. Goley Street, Durham, NC 27701

Parcel 112061

**TRACT TWENTY-THREE:**

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

Site Address: 1410 Cross Street, Durham, NC 27701

Parcel 112066

**TRACT TWENTY-FOUR:**

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 degrees 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 the 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.

Site Address: 1412 Cross Street, Durham, NC 27701

Parcel 112067

**TRACT TWENTY-FIVE:**

BEGINNING at a stake, being the southwest corner of Tract 1 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.

Site Address: 1400 Cross Street, Durham, NC 27701

Parcel 112068

**TRACT TWENTY-SIX:**

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 OF LOT NO. 13 as shown on plat of the EDWARDS PROPERTY recorded in Plat 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.

Site Address: 212 S. Goley Street, Durham, NC 27701

Parcel 112070

**TRACT TWENTY-SEVEN:**

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' East 114.2 feet 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 corner 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.

Site Address: 208 Goley Street, Durham, NC 27701

Parcel 112071