

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 OCT 30 08:41:31 AM
BK:7815 PG:339-343
DEED
FEE: \$26.00
EXCISE TAX: \$800.00
INSTRUMENT # 2015036417
APRILJ



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 800.00	Recording Time, Book and Page
Parcel Ref. No.	Parcel Identifier No.

Mail after recording to: Grantee: PO Box 3619, Durham, NC 27702
This instrument was prepared by: William W. Browning

THIS DEED made this 29th day of October, 2015, by and between

GRANTOR

ANGIER AVENUE BAPTIST CHURCH, INC.
2101 Angier Avenue, Durham, NC 27703

GRANTEE

SHVF EAST DURHAM 1, LLC
PO Box 3619, Durham, NC 27702

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 Legal Description attached hereto and incorporated herein by reference

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book _____ at page _____ in the Office of the Register of Deeds of Durham County.

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

The above described property does 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 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:

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.

Angier Avenue Baptist Church, Inc.

By: J. E. Wheeler
J. E. Wheeler, President

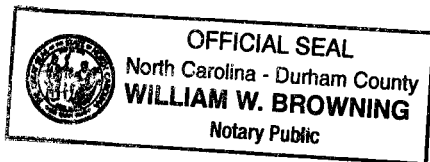
STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: J. E. Wheeler, president of Angier Avenue Baptist Church, Inc., Grantor(s). Witness my hand and official stamp or seal, this the 21st day of October, 2015.

My Commission Expires: 01-21-17

William W Browning
Notary Public

Print Notary Name: William W. Browning



TRACT ONE: 301 S DRIVER STREET, DURHAM, NC

BEGINNING AT THE SOUTHEAST INTERSECTION OF SOUTH DRIVER AVENUE AND ASHE STREET, AND RUNNING THENCE ALONG AND WITH THE SOUTH SIDE OF SAID ASHE STREET SOUTH 71° 49' EAST 84.5 FEET TO A STAKE; THENCE SOUTH 11° 53' WEST 55.6 FEET TO A STAKE; THENCE NORTH 74° 30' WEST 87.5 FEET TO A STAKE ON THE EAST SIDE OF SOUTH DRIVER AVENUE; THENCE ALONG AND WITH THE EAST SIDE OF SAID SOUTH DRIVER AVENUE NORTH 16° 22' EAST 35.6 FEET TO A STAKE; THENCE FURTHER ALONG AND WITH THE EAST SIDE OF SAID SOUTH DRIVER AVENUE IN A NORTHERLY DIRECTION 23.7 FEET TO A STAKE ON THE SOUTH SIDE OF ASHE STREET, THE POINT OF BEGINNING, AS PER PLAT AND SURVEY OF THE MRS. JEANETTE Y. ANDREWS PROPERTY, NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 19 AT PAGE 155, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT TWO: 2101 ANGIER AVENUE, DURHAM, NC

BEGINNING AT A STAKE IN THE WEST LINE OF LOT #2 AND THE EAST LINE OF LOT #1 OF THE PLAT HEREINAFTER REFERRED TO, SAID BEGINNING POINT BEING SOUTH 11° 52' WEST 144.4 FEET FROM THE INSIDE OF THE SIDEWALK ON THE SOUTH SIDE OF ASHE STREET AND RUNNING THENCE IN AN EASTERLY DIRECTION SOUTH 73° 38' EAST 50 FEET TO A STAKE IN THE WEST LINE OF LOT #3; THENCE IN A SOUTHERLY DIRECTION SOUTH 11° 52' WEST 32 FEET TO A STAKE, THE SOUTHWEST CORNER OF LOT #3; THENCE IN A WESTERLY DIRECTION NORTH 71° 38' WEST 50 FEET TO A STAKE, THE SOUTHEAST CORNER OF LOT #1; THENCE IN A NORTHERLY DIRECTION NORTH 11° 52' EAST 32 FEET TO A STAKE, THE POINT OF BEGINNING AND BEING THE SOUTHERN PORTION OF LOT #2 OF THE S.A. WATTS ESTATE.

REFERENCE IS HEREBY MADE TO A PLAT DATED OCTOBER 1936 OF THE S.A. WATTS ESTATE WHICH PLAT IS DULY RECORDED IN PLAT BOOK 24, PAGE 67, DURHAM COUNTY REGISTRY.

TRACT THREE: 2107 ANGIER AVENUE, DURHAM, NC

PARCEL ONE:

BEGINNING AT AN IRON STAKE ON THE NORTH SIDE OF ANGIER AVENUE (FORMERLY THE DURHAM-RALEIGH PUBLIC ROAD), SAID STAKE BEING 136.7 FEET EASTWARD FROM A CONCRETE BLOCK ON THE NORTHEASTERN SIDE OF THE INTERSECTION OF DRIVER AVENUE AND ANGIER AVENUE, AND RUNNING NORTH 15° 30' EAST 85.5 FEET WITH THE EAST LINE OF THE LOT OF THE EAST DURHAM BAPTIST CHURCH TO AN IRON STAKE; THENCE SOUTH 74° 30' EAST 76 FEET TO AN IRON STAKE; THENCE WITH THE WESTERN LINE OF LOT NO. 2 SOUTH 28° 04' WEST 99.7 FEET TO AN IRON STAKE ON THE NORTH SIDE OF ANGIER AVENUE; THENCE NORTH 61° WEST 55.8 FEET ALONG ANGIER AVENUE TO THE BEGINNING, CONTAINING ABOUT 1/6 TH OF AN ACRE, MORE OR LESS, THE SAME BEING LOT NO. 1 AS SHOWN ON THE PLAT OF THE CARR AND MANNING PROPERTY MADE BY E.C. BELVIN, SURVEYOR, SEPTEMBER 15, 1919 AND FILED IN PLAT BOOK 4, PAGE 76, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE DEED TO B.M. GREGORY AND WIFE RECORDED IN DEED BOOK 58, PAGE 283. THERE IS EXCEPTED FROM THE FOREGOING DESCRIPTION THE PARCEL OF LAND CONVEYED BY B.M. GREGORY AND WIFE TO THE TRUSTEES OF EAST DURHAM BAPTIST CHURCH BY DEED DATED APRIL 18, 1924, RECORDED IN DEED BOOK 71, PAGE 359, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE ON THE INSIDE OF THE SIDEWALK ON THE NORTH SIDE OF ANGIER AVENUE 136.5 FEET EAST FROM THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF DRIVER AVENUE, SOUTHEAST CORNER OF THE LOT OF THE EAST DURHAM BAPTIST CHURCH, AND RUNNING THENCE NORTH 15° 30' EAST 85.5 FEET TO A STAKE; THENCE SOUTH 72° 30' EAST 6.5 FEET TO A STAKE; THENCE SOUTH 16° 42' WEST 85.8 FEET TO A STAKE ON THE INSIDE OF THE SIDEWALK ON THE NORTH SIDE OF ANGIER AVENUE, AND THENCE ALONG AND WITH THE INSIDE OF THE SIDEWALK ON THE NORTH SIDE OF ANGIER AVENUE NORTH 60° 25' WEST 3 FEET TO A STAKE, THE POINT OF BEGINNING.

PARCEL TWO:

BEGINNING AT AN IRON STAKE, B.M. GREGORY'S CORNER, AND RUNNING THENCE NORTH 17° 10' EAST 20.2 FEET TO AN IRON STAKE; THENCE NORTH 74° 30' WEST 69 FEET TO AN IRON STAKE, CORNER OF EAST DURHAM BAPTIST CHURCH LOT; THENCE WITH THE CHURCH LOT LINE SOUTH 15° 15' WEST 20.2 FEET TO AN IRON STAKE, B.M. GREGORY'S CORNER; AND THENCE WITH HIS LINE SOUTH 74° 34' EAST 68 FEET TO THE BEGINNING. SEE DEED TO B.M. GREGORY RECORDED IN BOOK 60, PAGE 327.

PARCEL THREE:

THE EASEMENT RIGHTS ACQUIRED UNDER THE EASEMENT TO B.M. GREGORY AND WIFE FROM THE TRUSTEES OF THE EAST DURHAM BAPTIST CHURCH, DATED APRIL 19, 1924, RECORDED IN DEED BOOK 71, PAGE 360, TO THE USE OF THE FOLLOWING PROPERTY; BEGINNING AT A STAKE ON THE INSIDE OF THE SIDE-WALK ON THE NORTH SIDE OF ANGIER AVENUE 131.3 FEET EAST FROM THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF DRIVER AVENUE, AND RUNNING THENCE NORTH $16^{\circ} 42'$ EAST 104.4 FEET TO A STAKE; THENCE SOUTH $73^{\circ} 11'$ EAST 8 FEET TO A STAKE; THENCE SOUTH $16^{\circ} 42'$ WEST 106.2 FEET TO A STAKE ON THE INSIDE OF THE SIDEWALK ON THE NORTH SIDE OF ANGIER AVENUE; THENCE ALONG AND WITH THE INSIDE OF THE SIDEWALK ON THE NORTH SIDE OF ANGIER AVENUE NORTH $60^{\circ} 25'$ WEST 8.2 FEET TO A STAKE, THE POINT OF BEGINNING, AND BEING DESIGNATED AS A DRIVE SHOWN ON THE MAP OF THE EAST DURHAM BAPTIST CHURCH LOT AS PER PLAT AND SURVEY THEREOF BY E.H. COPLEY, DATED FEBRUARY, 1924, NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 4, PAGE 198, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR OF SAME.

PARCEL FOUR:

BEGINNING AT A STAKE IN THE EASTERN LINE OF THE PROPERTY OF THE EAST DURHAM BAPTIST CHURCH, AND RUNNING THENCE ALONG AND WITH THE SAID EAST DURHAM BAPTIST CHURCH'S EASTERN LINE NORTH $14^{\circ} 40'$ EAST 20 FEET TO A STAKE; THENCE SOUTH $74^{\circ} 30'$ EAST 137.3 FEET TO A STAKE IN THE WESTERN LINE OF PROPERTY BELONGING TO SPURGEON SHERRON, THENCE ALONG AND WITH THE WESTERN LINE OF THE SAID SPURGEON SHERRON SOUTH $11^{\circ} 21'$ WEST 20 FEET TO A STAKE; AND THENCE WITH THE NORTH LINE OF J.T.JENKINS AND B.M. GREGORY NORTH $74^{\circ} 30'$ WEST 136.7 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING, ACCORDING TO THE MAP OF E.H. COPLEY, CIVIL ENGINEER, DATED DECEMBER, 1927, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 1-B, PAGE 259, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE DEED TO B.M. GREGORY RECORDED IN BOOK 88, PAGE 633.

TRACT FOUR: 2108 ASHE STREET, DURHAM, NC

BEGINNING AT A STAKE ON THE SOUTH SIDE OF ASHE STREET 94.2 FEET IN AN EASTERLY DIRECTION FROM THE CURB ON THE EAST SIDE OF S. DRIVER AVENUE, AT W.E. YOUNG'S NORTHEAST CORNER, AND RUNNING THENCE SOUTH $72^{\circ} 15'$ EAST 106.7 FEET TO A STAKE, AT THE NORTHWEST CORNER OF LOT #3; THENCE ALONG AND WITH THE WEST LINE OF SAID LOT SOUTH $11^{\circ} 52'$ WEST 178.2 FEET TO A STAKE; THENCE NORTH $73^{\circ} 38'$ WEST 87.3 FEET TO A STAKE; THENCE NORTH $14^{\circ} 27'$ EAST 81.8 FEET TO A STAKE; THENCE NORTH $78^{\circ} 47'$ WEST 26 FEET TO A STAKE; THENCE NORTH $13^{\circ} 8'$ EAST 102.7 FEET TO A STAKE ON THE SOUTH SIDE OF ASHE STREET, THE POINT OF BEGINNING, AND BEING LOTS 1 AND 2 OF THE S.A. WATTS ESTATE AS PER PLAT AND SURVEY OF SAME NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK _____, AT PAGE _____ TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT FIVE: 2108 ANGIER AVENUE, DURHAM, NC

BEGINNING AT A POINT WHERE THE SOUTHWEST CORNER OF VELMA SHERRON (DEED BOOK 262, PAGE 54) INTERSECTS THE NORTHWEST CORNER OF THE PROPERTY OF A.B. STONE (SEE DEED BOOK 10, PAGE 452 AND DEED BOOK 166, PAGE 450), AND RUNNING THENCE NORTH $72^{\circ} 34' 20''$ WEST 56.13 FEET TO A STAKE; CONTINUING THENCE NORTH $72^{\circ} 34' 20''$ WEST 4.87 FEET TO A STAKE; THENCE NORTH $26^{\circ} 23' 20''$ EAST 40.35 FEET TO A STAKE; THENCE SOUTH $72^{\circ} 06'$ EAST 51.15 FEET TO A STAKE; THENCE SOUTH $12^{\circ} 14' 40''$ WEST 39.6 FEET TO A STAKE; THE POINT OR PLACE OF BEGINNING, AND BEING A TRACT OF LAND SHAPED LIKE A TRAPEZOID, AS SHOWN ON PLAT OF PROPERTY OF A.B. STONE AS PER PLAT AND SURVEY THEREOF BY GEORGE C. LOVE, R.L.S., DECEMBER 9, 1975 AND NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK _____ AT PAGE _____, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. THIS PARCEL OF LAND IS NORTH OF, ADJACENT TO AND CONTIGUOUS WITH 2109 ANGIER AVENUE, DURHAM, N.C. SAID 2109 ANGIER AVENUE BEING DESCRIBED IN DEED BOOK 189 AT PAGE 482, DURHAM COUNTY REGISTRY.

TRACT SIX: 2109 ANGIER AVENUE, DURHAM, NC

PARCEL NO. 1:

BEGINNING AT A STAKE ON THE NORTH SIDE OF ANGIER AVENUE 192.5 FEET IN AN EASTERLY DIRECTION FROM THE EAST SIDE OF SOUTH DRIVER AVENUE AT THE SOUTHEAST CORNER OF LOT #1, AND RUNNING THENCE NORTH 28° 4' EAST 99.7 FEET TO A STAKE; THENCE SOUTH 74° 30' EAST 56.3 FEET TO A STAKE; THENCE SOUTH 28° 4' WEST 112.5 FEET TO A STAKE ON THE NORTH SIDE OF ANGIER AVENUE; THENCE ALONG AND WITH THE NORTH SIDE OF SAID ANGIER AVENUE NORTH 61° WEST 55.8 FEET TO A STAKE, THE POINT OF BEGINNING, AND BEING LOT NO. 2 OF THE CARR AND MANNING PROPERTY AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 4, AT PAGE 76, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE DEED BOOK 189, PAGE 482 AND DEED BOOK 421, PAGE 53, DURHAM COUNTY REGISTRY.

PARCEL NO. 2:

BEGINNING AT A STAKE IN THE NORTHEASTERN PROPERTY LINE OF ANGIER AVENUE AT THE SOUTHEAST CORNER OF PROPERTY OF ANGIER AVENUE BAPTIST CHURCH, RUNNING THENCE NORTH 27° 23' 20" EAST 96.33 FEET TO A MONUMENT; THENCE SOUTH 72° 34' 20" EAST 4.87 FEET TO STAKE; THENCE SOUTH 29° 13' 50" WEST 97.21 FEET TO A STAKE, THE POINT OR PLACE OF BEGINNING, AND BEING A TRIANGULAR STRIP OF LAND TAKEN FROM PROPERTY KNOWN AS 2109 ANGIER AVENUE, A DESCRIPTION OF SAID 2109 ANGIER AVENUE IN DEED BOOK 189, AT PAGE 482, DURHAM COUNTY REGISTRY, AND ALSO BEING A TRIANGULAR STRIP OF LAND SURVEYED BY GOERGE C. LOVE, JR., R.L.S., DECEMBER 19, 1975, AND BEING JOB #2106. SEED DEED BOOK 434, PAGE 106, DURHAM COUNTY REGISTRY.

TRACT SEVEN: 2110 ASHE STREET, DURHAM, NC

BEGINNING AT A STAKE IN THE PROPERTY LINE ON THE SOUTH SIDE OF ASHE STREET SOUTH 72° 15' EAST 200.9 FEET FROM THE CURB STONE ON THE EAST SIDE OF DRIVER AVENUE AND RUNNING THENCE SOUTH 11° 52' WEST 178.2 FEET TO A STAKE IN THE LINE OF B.M. GREGORY; THENCE SOUTH 73° 38' EAST 50 FEET TO A STAKE IN THE SPURGEON SHERRON'S LINE; THENCE WITH HIS LINE NORTH 11° 52' EAST 177 FEET TO A STAKE IN THE PROPERTY LINE ON THE SOUTH SIDE OF ASHE STREET; THENCE WITH THE PROPERTY LINE ON THE SOUTH SIDE OF ASHE STREET NORTH 72° 15' WEST 50 FEET TO THE POINT OR PLACE OF BEGINNING, AND BEING LOT #3 OF THE S.A. WATTS ESTATE, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 29, PAGE 67, IN THE DURHAM COUNTY REGISTRY, BEING THE PROPERTY FORMERLY OWNED BY ZOLA MAE OVERTON, DECEASED WHOSE SOLE HEIR WAS COY L OVERTON.

EXCEPTING FROM THE ABOVE DESCRIPTION THAT PROPERTY CONVEYED BY THE GRANTORS, E.B. ROLLINS AND PEARL M. ROLLINS, HIS WIFE, TO THE CITY OF DURHAM FOR SIDEWALK PURPOSES.