

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Sep 14 04:48 PM
Book: 9066 Page: 673
NC Rev Stamp: \$ 4080.00 Fee: \$ 26.00
Instrument Number: 2020038620
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$4,080.00
Tax Map No.

Recording Time, Book and Page
Parcel Identifier No. 120385

Instrument Prepared By: Maitland & English Law Firm, PLLC, without benefit of title examination for Grantor.

Mail after recording to: Grantee at 2101 Tobacco Road, Durham NC 27704

THIS DEED, made this 14th day of September, 2020, by and between

GRANTOR

**2101 TOBACCO ROAD, LLC,
a North Carolina Limited Liability Company**

GRANTEE

**TOBACCO ROAD DURHAM, LLC,
a North Carolina Limited Liability Company
2101 Tobacco Road, Durham NC 27704
Property Address: 2101 Tobacco Road, Durham NC 27704**

The designation of 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

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 situated in Durham County, North Carolina, and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

Submitted electronically by "Vyas Realty Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8490, Page 372, Durham County Registry.

THE PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

Title to the property herein conveyed is subject to the following exceptions:

- Subject to 2020 ad valorem taxes, and all easements, conditions and restrictions of record, if any

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

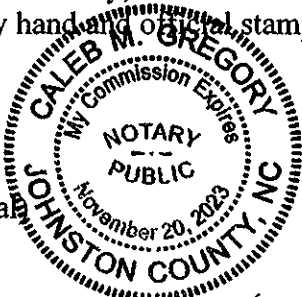
IN TESTIMONY WHEREOF, said Grantors have hereunto set their hands and seal the day and year first above written.

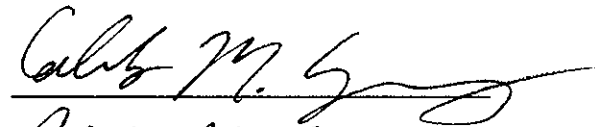

 _____ (Seal)
SALVATORE M. DIFRANCO

Managing Member of 2101 Tobacco Road, LLC, a North Carolina Limited Liability Company

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **SALVATORE M. DIFRANCO** personally appeared before me and acknowledged that he is the Managing Member of **2101 Tobacco Road, LLC, a NC Limited Liability Company** and that by authority duly given and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal this 14th day of September, 2020.

(Notary Seal) 



 Caleb M. Gregory
 Notary Public

My commission expires: 11/20/2023

EXHIBIT A

Legal Description for Property Commonly Known As
2101 Tobacco Road, Durham NC 27704

LEGAL DESCRIPTION

TRACT ONE: BEGINNING at an existing iron pin set at the southwesterly corner of the property conveyed to IPS Realty Partners in Deed Book 1213 at Page 631, said iron being set on the common boundary with Jerry L. Horne Property; and running thence along the common boundary line with the Horner property, North 17-23-35 West 345.67 feet to an existing iron pin marking the southwesterly corner of another tract belonging to Jerry L. Horne; and running thence along a common boundary line with the second tract of Horne, North 75-35-38 East 471.87 feet to an iron pin set in a private roadway known as Tobacco Road, and running thence along said private roadway, South 17-22-8 East 315.76 feet to an existing iron set in said roadway; and running thence South 68-57-59 West 472.71 feet to the Point and Place of Beginning, containing 358 acres, more or less.

BEING a composite description of Tract One and Tract Two which was conveyed to IPS Realty Partners, a NC General Partnership, by Deed dated May 24, 1985 and recorded in Book 1213 at Pages 629-631 in the Durham County Registry.

The above metes and bounds description is taken from plat of survey by George C. Love, Jr., Registered Land Surveyor, dated November 11, 1988.

TRACT TWO: All of Grantor's right, title and interest in and to that certain Agreement for Common Roadway and Bridge Maintenance and Agreement for Roadway Easement between various parties by eight separate documents, all dated August 24, 1984 and all recorded in the Office of the Register of Deeds for Durham County in Book 1178 at various pages therein; and

ALL of Grantors right, title and interest in and to the certain 30' easement for roadway and access purposes known as "Tobacco Road", as the same is presently located.
