

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Nov 22 03:44 PM
Book: 9537 Page: 432
NC Rev Stamp: \$ 5800.00 Fee: \$ 26.00
Instrument Number: 2021059744
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5,800.00

Parcel Identifier No. 153768, 153859, and 153858

Verified by _____ County on the ____ day of _____, 2021.

By:

Mail after recording to: Grantee

This instrument was prepared by: Ragsdale Liggett PLLC (Eric R. Spence) – Prepared without the benefit of a title search

Brief Description for the index 2102 and 2216 Sedwick Road, and 5615 NC 55 HWY, Durham, North Carolina

THIS DEED made this 12 day of November, 2021, by and between

GRANTOR
Sedwick, LLC, a North Carolina limited liability company

2222 Sedwick Road
Durham, NC 27713

GRANTEE
ATM of NC, LLC,
a North Carolina limited liability company

10706 Chappel Hill Road
Morrisville, NC 27560

Submitted electronically by Burns, Day and Presnell, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple those certain lots or parcels of land situated in City of Durham, Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated by reference.

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property which is hereby conveyed to the Grantee in fee simple, that Grantor has the right to convey the same in fee simple, that Grantor's title to the Property is marketable and free and clear of all encumbrances except those hereinafter stated, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. Title to the Property is subject to the following encumbrances:


1. Lien of ad valorem real estate taxes for the year 2021, now due and payable;
2. Rights-of-way, easements, and restrictive covenants of record affecting the Property.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by the context.

[Signature Page Follows]

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

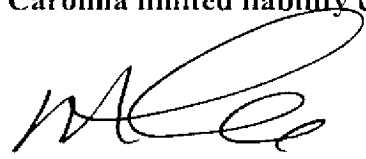
SEDWICK, LLC,
a North Carolina limited liability company

By:  (SEAL)
Print Name: Marc Greenspan
Title: Manager

STATE OF NY
COUNTY OF Westchester

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, acknowledging that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Marc Greenspan, the Manager of SEDWICK, LLC, a North Carolina limited liability company.**

Date: 11/12, 2021
(SEAL)


Printed Name: NEAL S FOX
Notary Public
My Commission Expires: 11/23/22

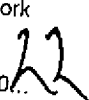
Neal S Fox
Notary Public, State of New York
No. 01F06016473
Qualified in Kings County
Commission Expires Nov 23, 2022 

Exhibit "A"
Legal Description

Parcel 1:

Beginning at an existing iron pin located at the intersection of the eastern right-of-way of CSX Railroad (existing 100' ROW) and the southern right-of-way of Sedwick Road (existing 60' public R/W); running thence along the southern right-of-way of Sedwick Road a correct measured bearing and distance of North 57° 05' 53" East 213.93 feet to an existing iron pin; running thence along a curve to the left having a radius of 971.30 feet, a correct measured arc length of 143.47 feet to the existing iron pin, the westernmost corner of Lot 4 of the now or formerly Randall E. Baker property; running thence along the southern lines of the now or formerly Randall E. Baker property the following two (2) correct measured bearings and distances: (1) South 28° 41' 46" East 189.03 feet to an existing iron pin; and (2) North 74° 35' 44" East 537.66 feet to an existing iron pin in the western line of the now or formerly Larry D. Booth property as described in a deed recorded in Book 2324, page 842, Durham County Registry; running thence along the western line of the now or formerly Larry D. Booth property a correct measured bearing and distance of South 01 degrees 06' 25" East 423.72 feet to an existing iron pin; running thence along the western line of the now or formerly ARE-100/800/801 Capitola, LLC property as described in a deed recorded in Book 2431, page 106, Durham County Registry two (2) correct measured bearings and distances: (1) South 01° 03' 53" 234.38 feet to and existing iron pin and (2) S00 degrees 10'38" East 405.55 feet to an existing iron pin; running thence along the northern line of Lot 2 of the now or formerly Oliver W. Alphin property as described in a deed recorded in Book 4697, page 456, Durham County Registry a correct measured bearing of North 88° 53' 37" West 414.40 feet to an existing iron pin located in the eastern right-of-way of the CSX Railroad existing 100' right-of-way; continuing thence along the eastern right-of-way of the CSX Railroad three (3) correct measured calls and distances: (1) North 30° 41' 20" West 658.07 feet; (2) along a curve to the right having a radius of 5,321.08 feet, an arc length of 214.18 feet; and (3) along a curve to the right having a radius of 1,739.26 feet, an arc length of 139.69 feet to the point and place of Beginning, and being all of Lot 3, containing 15.48 acres, or 674,000 square feet as shown on a map entitled "Boundary Survey of Oliver W. Alphin Property, Durham, N.C." dated 2-13-17, and prepared by S.D. Puckett & Associates, Professional Land Surveyor (hereinafter, the "Survey").

Less and Except the property previously conveyed by deed recorded in Book 6138, page 324, Durham County Registry, the legal description of which is incorporated herein by reference, which is not intended to be conveyed herein.

Parcel 2:

Beginning at an existing iron pin located in the eastern right away of Sedwick Road, (existing 60 foot public right-of-way), said point being the northwesternmost corner of Lot 4 of the now or formerly Randall E. Baker property described in Deed Book 1993-E, page 247 and having pin no. 0737-01-18-8957, Durham County Records; running thence along the eastern right-of-way of

Sedwick Road the following two (2) calls and distances: (1) along a curve to the left having a radius of 971.30 feet, an arc length of 237.77 feet to an existing iron pin; and (2) North 30° 40' 49" East 529.02 feet to an existing iron pin; running thence South 88° 13' 24" East 112.81 feet with an existing iron pin, a northwestern corner of the now or formerly B&B Real Estate Investments Property described in Deed Book 2319, Page 170, Durham County Registry; running thence along the western line of the now and formerly B&B Real Estate Investments Property and the now or formerly Larry D. Booth Property described in Deed Book 2324, Page 842, Durham County Registry South 01°06' 25" East 667.16 feet to an existing iron pin; running thence along the northern line of Lot 4 of the now or formerly Randall E. Baker Property North 87° 19' 13" West 537.55 feet to the point and place of Beginning, and being all of Tract 2, containing 208,418 square feet or 4.78 acres as shown on the Survey.

Parcel 3:

Beginning of the southeastern corner of Parcel 1 described above; running thence along the western line of the now or formerly ARE-100/800/801 Capitola, LLC property the following three (3) correct measured calls and distances: (1) South 00° 10' 36" East 416.06 feet to an existing iron pin; (2) South 02° 55' 30" East 8.55 feet to an existing iron pin; and (3) South 01° 26' 40" East 280.40 feet to an existing iron pin located in the eastern right-of-way of the CSX Railroad (existing 100 foot right-of-way); running thence along the eastern right-of-way of CSX Railroad a correct measured bearing and distance of North 30° 41' 20" West 829.01 feet to an existing iron pin; running thence along the southern line of Parcel 1 as described above a correct measured bearing and distance of South 88° 53' 37" East 414.40 feet, and being all of Lot 2, containing 144,649 square or 3.32 acres as shown on the Survey.

For Informational Purposes:

REID: 153768, 153859 & 153858

Property Address: 2102 AND 2216 Sedwick Road and 5615 NC 55 Hwy, Durham, North Carolina