

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 30 02:54 PM
Book: 9446 Page: 66
NC Rev Stamp: \$ 7475.00 Fee: \$ 26.00
Instrument Number: 2021044159
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,475.00

Parcel Identifier No.: 0821-08-98-5037 (ID 103009)

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (DLH), P.O. Box 33550, Raleigh, NC 27636
(WITHOUT TITLE EXAMINATION)

Brief description for the Index: 211 Rigsbee Ave., Durham

This Deed is made as of the 30 day of August, 2021.

GRANTOR:

MJ Rigsbee LLC
a New York limited liability company
152 Elizabeth Street, 3E
New York, NY 10012

GRANTEE:

Evolve Land Holdings LLC
a North Carolina limited liability company
238 Funston Place
San Antonio, TX 78209-6538

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, have and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain real property situated in Durham County, North Carolina and more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "*Property*").

The property hereinabove described was acquired by Grantor by instruments recorded in Book 7815, Page 173, Durham County Registry.

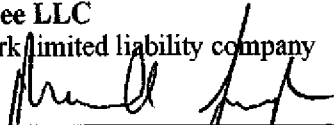
The property herein conveyed does not include the primary residence of Grantor.

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

submitted electronically by "Hatch Little and Bunn LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

MJ Rigsbee LLC
a New York limited liability company

By: 
Maxwell S. Joseph, Manager

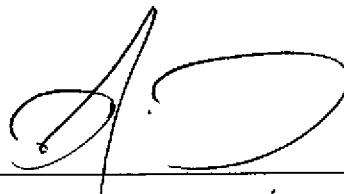
State of New York
New York County

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Maxwell S. Joseph, Manager of MJ Rigsbee LLC.

Date: August 27th, 2021

My Commission Expires:

3/7/2024



Notary Public
Print Name: Alexander Liu

[Affix Notary Stamp or Seal]

ALEXANDER F LIU
NOTARY PUBLIC-STATE OF NEW YORK
No. 01116338309
Qualified in New York County
My Commission Expires 03-07-2024

Exhibit A

(to North Carolina Special Warranty Deed)

The Property

Beginning at an iron pipe located in a sidewalk in the west right-of-way line of Rigsbee Avenue, at the northeast corner of property now or formerly owned by the United States of America (Post Office); running thence from said beginning point along the Northern line of the United State of America South 89°58'34" West 87.90 feet to an iron pipe; running thence with the boundary lines of the United States of America, a 12' Alley, and the City of Durham, North 00°57'51" East 40.16 feet to an iron pipe; running thence with the southern line of the city of Durham (Parking Lot), North 89°57'44" Record (North 89°57'39" Measured) East 86.74 feet to an iron pipe located in a sidewalk in the west right-of-way line of Rigsbee Avenue; running thence with the said right-of-way line of Rigsbee Avenue, South 00°41'46" East 40.18 feet to the POINT OF BEGINNING, containing 3,507 Square Feet, more or less, according to survey entitled "A portion of N.C.R. 26, Blk J, Lot 1, Department of transpiration & Utilities, City of Durham, N.C." prepared by Norman R. Beaver, RLS, dated November 16, 1981 and recorded in Map Book 115, Page 111, Durham County Registry.