

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 Oct 29 04:19 PM NC Rev Stamp: \$ 2870.00  
Book: 7815 Page: 173 Fee: \$ 26.00  
Instrument Number: 2015036378  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,870.00

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Parcel Identifier No.: 0821-08-98-5037

REID: 103009

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Mail/Box to: Grantee

This instrument was prepared by: Ortiz & Schick, PLLC, P.O. Box 30427, Raleigh, NC 27622 (JPS)(w/o title search)

Brief description for the Index: 211 Rigsbee Ave.

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THIS DEED made this 26<sup>th</sup> day of October, 2015, by and between:

GRANTOR	GRANTEE
<p><b>Mutation, LLC,</b> A North Carolina limited liability company 211 Rigsbee Ave. Durham, NC 27701</p>	<p><b>MJ RIGSBEE LLC,</b> A New York limited liability company c/o Maxwell Schneider Joseph 1125 Fifth Ave. New York, NY 10128</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

submitted electronically by "TitleVest Agency, Inc."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

See Exhibit A, incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4890, Page 756, Durham County Registry (the "Registry").

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

A map showing the above described property is recorded in Map Book 115, Page 111, in the Registry.

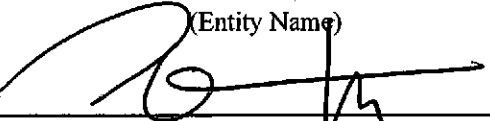
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes for the year 2016, and subsequent years, not yet due and payable.
2. General Covenants as retained in the deed recorded in Book 480, Page 850, in the Registry.
3. Declaratory State of Covenants to run with the land in Central Business District Conservation Area recorded in Book 340, Page 613, in the Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mutation, LLC  
(SEAL)

By: (Entity Name)  


Print/Type Name & Title: Robert Shaw West, Manger

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Robert Shaw West, Manager of Mutation, LLC**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26<sup>th</sup> day of October 2015.

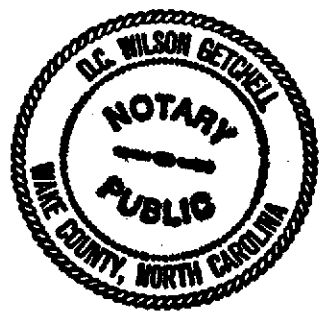
My Commission Expires: 10/12/2020

(Affix Seal)

D. C. Wilson Getchell

Notary Public

Notary's Printed or Typed Name D.C. Wilson Getchell



**Exhibit A  
To  
North Carolina Special Warranty Deed**

**Legal Description of the Property**

**Grantor: Mutation, LLC  
Grantee: MJ Rigsbee LLC**

**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.**

**For Informational Purposes Only:**

**Derivation: Being the same property conveyed to Mutation, LLC, a North Carolina Limited Liability Company, successor in interest to the Republik Corporation pursuant to Assignment dated 6/28/2005 by deed of City of Durham dated July 22, 2005 and recorded July 28, 2995 in Book 4890 and Page 756 in the Land records of Durham County, NC.**

**Parcel ID Number: 0821-08-98-5037.**