

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 MAY 29 03:42:04 PM
BK: 7713 PG: 106-108
DEED
FEE: \$26.00
EXCISE TAX: \$3,952.00
INSTRUMENT # 2015016640
SCEARNEL



Prepared by: William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579
Mail after recording to: Grantee

Address: 212 West Main Street
Parcel Nos.: 103043
Excise Tax: \$ 3,952.00

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

THIS DEED is made this 29th day of May, 2015, by and between:

GRANTOR: GCSLM, LLC, a North Carolina limited liability company
PO Box 3658
Durham, NC 27702

and

GRANTEE: 212 West Main, LLC, a North Carolina limited liability company
Po Box 650
Durham NC 27702

(The designation of 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.)

THE 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, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See **Exhibit A** attached hereto and incorporated herein by reference.

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

AND THE GRANTOR covenants with 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 whomsoever claiming by, under or through Grantor, except for: ad valorem taxes for 2015 and subsequent years; rights of tenants in possession or having valid leases; matters shown on recorded plats; matters that would be disclosed by a current and accurate survey of the Property; and easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, Grantor has executed this deed to be effective as of the day and year first above written.

GRANTOR:

GCSLM, LLC

By:  (seal)
Stephen Mangano, Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Stephen Mangano

Date: 5-29-2015


Notary Public

Print Name: Linda Gillikin

[Official Seal]

My Commission Expires: 12-22-2019

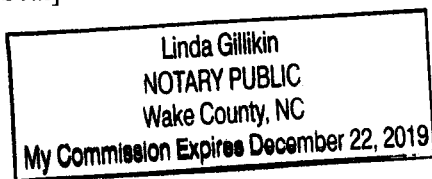


EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at the point of intersection of the property line on the north side of Main Street with the property line on the east side of Market Street in the City of Durham; and running thence with the property line on the east side of Market Street, North $14^{\circ} 22' 20''$ East 130.30 feet to a point, the intersection of the property line on the east side of Market Street with the property line on the south side of Parrish Street; thence with the property line on the south side of Parrish Street, South $75^{\circ} 36'$ East 57.46 feet to a stake; thence South $14^{\circ} 20''$ West 16.50 feet to a stake; thence South $75^{\circ} 45' 40''$ East 0.38 feet to a point; thence with the west property line of Homeland Investment Company, Inc., South $14^{\circ} 14' 20''$ West 124.12 feet to a point; thence North $75^{\circ} 45' 40''$ West 0.37 feet to a point; thence South $14^{\circ} 14' 20''$ West 10.17 feet to a point on the north side of Main Street; thence with the property line on the north side of Main Street, North $56^{\circ} 05' 40''$ West 61.34 feet to the point and place of BEGINNING, and being the tract or parcel of land with all improvements thereon shown as "Property of Central Engineering and Contracting Corporation", by survey by Roy H. Grimm, Registered Land Surveyor, dated December 23, 1966, recorded in Plat Book 56 at Page 83; reference is hereby made to Deed Book 31 at Page 541, Deed Book 116 at Page 229, Deed Book 28 at Pages 120 and 270, and Deed Book 29 at Page 39, all references Durham County Registry.