

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Sep 29 04:24 PM
Book: 9479 Page: 487
NC Rev Stamp: \$ 2800.00 Fee: \$ 26.00
Instrument Number: 2021049753
DEED

Excise Tax: \$2,800.00

Tax Lot No. Parcel Identifier No. 102997 & 102996

Mail after recording to: Grantee
This instrument was prepared by: Anne Page Watson (without benefit of title search)
Brief description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24 day of September, 2021, by and between

GRANTOR

Triangle Residential Options for Substance Abusers, Inc., a North Carolina corporation

Mailing Address: 1820 James St., Durham, NC 27707

GRANTEE

216 Rigsbee Avenue, LLC, a North Carolina limited liability company

Property Address: 216 & 218 Rigsbee Ave., Durham, NC 27701

Mailing Address: PO Box 1442, Durham, NC 27702

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

See EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2800, Page 559, Durham County Registry.

Does the above described property include the Grantor's primary residence (yes/no)? No

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Triangle Residential Options for Substance Abusers, Inc.

[Signature] (seal)
by Keith Artin, President & Chief Executive Officer

North Carolina
Durham County

I, Kimberly T. Chambers, a Notary Public for Chatham County, North Carolina, do hereby certify that Keith Artin personally appeared before me this day and acknowledged that he is President and Chief Executive Officer of Triangle Residential Options for Substance Abusers, Inc., a corporation, and that he as President and Chief Executive Officer, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 04 day of September, 2021.

Notary:

Kimberly J. Chambers
My commission expires: July 27, 2025

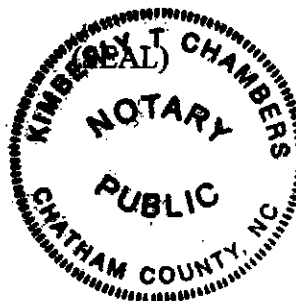


EXHIBIT "A"

TRACT 1:

BEGINNING AT A STAKE IN THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF RIGSBEE AVENUE, SAID STAKE BEING LOCATED NORTH $02^{\circ} 45' 0''$ EAST 160.0 FEET FROM THE POINT OF INTERSECTION OF THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF RIGSBEE AVENUE WITH THE INSIDE OF THE SIDEWALK ON THE NORTH SIDE OF CHAPEL HILL STREET, AND RUNNING THENCE NORTH $02^{\circ} 45' 0''$ EAST 26.71 FEET TO A STAKE IN THE CENTER OF A WALL; AND RUNNING THENCE ALONG AND WITH THE CENTER OF SAID WALL SOUTH $87^{\circ} 15' 0''$ EAST 100.0 FEET TO A STAKE (NAIL); RUNNING THENCE SOUTH $2^{\circ} 45' 0''$ WEST 11.85 FEET TO A STAKE; RUNNING THENCE SOUTH $87^{\circ} 15' 0''$ EAST 1.42 FEET TO A POINT; RUNNING THENCE SOUTH $2^{\circ} 45' 0''$ WEST 14.86 FEET TO A STAKE IN THE CENTER OF A COMMON WALL SHARED WITH A BUILDING OWNED BY DAVID L. COPE (DEED BOOK 368, PAGE 343); RUNNING THENCE ALONG AND WITH THE CENTER OF SAID WALL NORTH $87^{\circ} 15' 0''$ WEST 101.42 FEET TO A STAKE IN THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF RIGSBEE AVENUE, THE POINT AND PLACE OF BEGINNING, AND BEING THAT CERTAIN PROPERTY SHOWN ON PLAT AND SURVEY ENTITLED "PROPERTY OF DAVID L. COPE, JR., AND WIFE, PHYLLIS COPE, AND ALTON C. PLEDGER AND WIFE, DORIS PLEDGER", PREPARED BY SOUTHEASTERN SURVEYS, INC., DATED AUGUST 8, 1984, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE ALSO PLAT OF THE PROPERTY ENTITLED "PROPERTY OF E.J. LATTA ROOFING COMPANY, INC.", PLAT BOOK 8 AT PAGE 72, DURHAM COUNTY REGISTRY. THE ABOVE IS THE IDENTICAL PROPERTY CONVEYED TO W.M. PIATT AND CO. BY DEED RECORDED IN BOOK 1176 AT PAGE 578.

PARCEL ID 102997

TRACT 2:

BEGINNING AT A STAKE AT THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF RIGSBEE AVENUE IN THE CENTERLINE OF A PARTY WALL ON THE NORTH SIDE OF W.M. PIATT AND COMPANY PROPERTY AND THE SOUTH SIDE OF CITY OF DURHAM PROPERTY, SAID STAKE BEING NORTH $02^{\circ} 45' 00''$ EAST 192.71 FEET FROM THE INTERSECTION OF THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF RIGSBEE AVENUE AND THE INSIDE OF THE SIDEWALK ON THE NORTH SIDE OF CHAPEL HILL STREET; THENCE FROM SAID BEGINNING POINT RUNNING WITH THE CENTER OF THE PARTY WALL SOUTH $87^{\circ} 15' 00''$ EAST 100 FEET TO A NAIL IN THE CONCRETE OF AN ENTRANCE DRIVE; THENCE SOUTH $02^{\circ} 45' 00''$ WEST 11.85 FEET TO A STAKE IN THE WALL LINE OF THE W.M. PIATT AND COMPANY PROPERTY; THENCE WITH THE WALL OF THE W.M. PIATT AND COMPANY BUILDING SOUTH $87^{\circ} 15' 00''$ EAST 1.42 FEET TO AN IRON STAKE AT THE CORNER OF TWO WALLS OF THE EXISTING BUILDING, THE PROPERTY OF W.M. PIATT AND COMPANY; THENCE NORTH $2^{\circ} 45' 00''$ EAST 16.85 FEET TO A STAKE; THENCE NORTH $87^{\circ} 15' 00''$ WEST 101.42 FEET TO A STAKE AT THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF RIGSBEE AVENUE; THENCE WITH THE INSIDE

OF THE SIDEWALK SOUTH 02° 45' 00" WEST 5.00 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING. THE PROPERTY DESCRIBED IS THAT CERTAIN PROPERTY SHOWN ON PLAT AND SURVEY ENTITLED "PROPERTY OF W.M. PIATT AND COMPANY" PREPARED BY CREDLE ENGINEERING CO., DATED SEPTEMBER, 1985, AND RECORDED IN PLAT BOOK 109, PAGE 166, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. THE PROPERTY DESCRIBED IS A PORTION OF THE PROPERTY ACQUIRED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF DURHAM FROM TONYA GAMBLE SHAFER, AS SHOWN ON A PLAT PREPARED BY GEORGE C. LOVE, JR., DATED AUGUST 21 , 1969, AND RECORDED IN PLAT BOOK 63, PAGE 67, OF THE DURHAM COUNTY REGISTRY.

THE PARTIES HERETO FURTHER AGREE THAT THE CITY OF DURHAM QUITCLAIMS ANY EASEMENTS AND RIGHTS ACQUIRED BY A COVENANT (DEED BOOK 94, PAGES 274 AND 275) RUNNING WITH THE LAND, TO USE THE ABOVE DESCRIBED LAND BY THEMSELVES, THEIR SERVANTS, EMPLOYEES, AND INVITEES WITH VEHICLES OR ON FOOT.

PARCEL ID 102996