

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 20 04:43 PM
Book: 9502 Page: 66
NC Rev Stamp: \$ 15700.00 Fee: \$ 26.00
Instrument Number: 2021053681
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$15,700.00

PIN: 0749-63-62-8442

Prepared by: StephensonLaw, LLP
Return to/Hold for: Grantee
Brief description for the Index: Lincoln Park West

THIS DEED made this 20th day of October, 2021, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
Lumley Road Associates, LLC, a North Carolina limited liability company PO Box 129 Cary, NC 27512	Moriah Realty Corporation, a Massachusetts corporation 3 Arrow Drive Woburn, MA 01801

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 attached hereto and hereby incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9250, Page 334, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 142, Page 205, Durham County 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 exceptions hereinafter stated. Title to the property hereinabove described is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

[Signature Following on Page 2]

Submitted electronically by "Investors Title Insurance Company"
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, the Grantor has duly executed the foregoing as of the day and year first above written.

LUMLEY ROAD ASSOCIATES, LLC,
a North Carolina limited liability company

AUCILLA, LLC, Member/Manager
a North Carolina limited liability company

By: *R Don Comer* (SEAL)
R Don Comer, Manager

KNIER LUMLEY HOLDINGS, LLC, Member/Manager
a North Carolina limited liability company

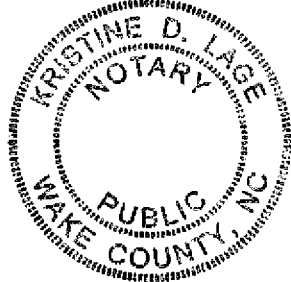
By: *Steven J Knier* (SEAL)
Steven J, Knier, Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kristine D. Lage, a Notary Public of the County and State aforesaid, certify that R. Don Comer, Manager of Aucilla, LLC, a North Carolina limited liability company, a member/manager of Lumley Road Associates, LLC, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument, for and on behalf of the said limited liability company.

Witness my hand and official stamp or seal, this 20th day of October, 2021.

NOTARY SEAL



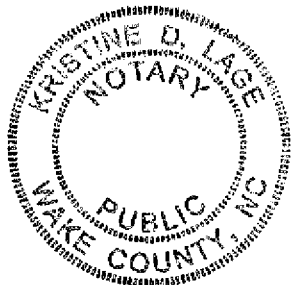
Kristine D. Lage
Notary Public
My Commission Expires: 3/3/23

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kristine D. Lage, a Notary Public of the County and State aforesaid, certify that Steven J. Knier, Manager of Knier Lumley Holdings, LLC, a North Carolina limited liability company, a member/manager of Lumley Road Associates, LLC, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument, for and on behalf of the said limited liability company.

Witness my hand and official stamp or seal, this 20th day of October, 2021.

NOTARY SEAL



Kristine D. Lage
Notary Public
My Commission Expires: 3/3/23

EXHIBIT A

BEING ALL of Lot 1 as shown on plat entitled "Final Subdivision and Recombination Plat of Lincoln Park West, Lots 1, D & E" prepared by Kenneth Close, Inc., Land Surveyor, dated July 2, 1999 and recorded in Plat Book 142, Page 205, Durham County Registry.

TOGETHER WITH all easements created pursuant to Declaration recorded in Book 2730, Page 607, Durham County Registry, as amended by the Declaration of Easements and Assignment of Certain Declarant Rights by Parker-Raleigh Development XXXII, LLC Parker-Raleigh Development XXXI, LLC dated January 13, 2006 and recorded January 17, 2006 in Book 5084, Page 816, Durham County Registry, as amended by the Amendment to Covenants, Conditions and Restrictions by Jack Parker Properties NC, LLC, Quality Oil Company, LLC and Raleigh Portfolio Land, LLC dated January 19, 2016 and recorded January 26, 2016 in Book 7862, Page 741, Durham County Registry.

EXHIBIT B

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Matters shown on recorded Plat Book 108 at Page 30; Plat Book 138, Pages 135-136 and re-recorded in Plat Book 142, Pages 149-150; and Plat Book 142, page 205.
3. Terms provision, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in that Declaration of Restrictions Regarding TSUP and Trip Generation Allocation appearing of record in Book 5288, Page 861; as assigned by that Assignment of Trips recorded in Book 6435, Page 777; as affected by that Exchange of Trips dated January 16, 2016 and recorded on January 29, 2016 in Book 7865, Page 761; and as further affected by that Assignment of Trips recorded on February 9, 2016 in Book 7870, Page 789.
4. Easement(s) to Duke Power recorded in Book 242, Page 356; Book 264, Page 291; and Book 1088, Page 201.
5. Deed of Easement for Betha Avenue Outfall-Sewage System recorded in Book 1256, Page 40.
6. Sign Easement recorded in Book 7741, Page 8, as amended in Book 7755, Page 934.
7. Terms, conditions and provisions of Covenants, Conditions and Restrictions reserved in Deed recorded in Deed Book 2730, Page 607, as amended by the Declaration of Easements and Assignment of Certain Declarant Rights by Parker-Raleigh Development XXXII, LLC and Parker-Raleigh Development XXXI, LLC dated January 13, 2006 and recorded January 17, 2006 in Deed Book 5084, Page 816, and as further amended by that Amendment to Covenants, Conditions and Restrictions by and among Jack Parker Properties NC, LLC, Quality Oil Company, LLC and Raleigh Portfolio Land, LLC dated January 19, 2016 and recorded January 26, 2016 in Book 7862, Page 741.
8. Sanitary Sewer Easement recorded in Book 8582, Page 674.
9. Easement to Duke Energy Carolinas, LLC recorded in Book 9334 at Page 265.