

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2021 Nov 04 03:59 PM

Book: 9519 Page: 369

NC Rev Stamp: \$ 0.00 Fee: \$ 26.00

Instrument Number: 2021056655
DEED

Revenue stamps: \$0.00*
Parcel ID: 101936; 101939

Prepared by: Kennon Craver, PLLC (without benefit of title examination)

Return to: Grantee

Brief Description for the Index

219 and 223 N Gregson Street
Durham, North Carolina

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 4th day of November, 2021, by and between

GRANTOR	GRANTEE
J. Douglas Morris and spouse, Joanne S. Noel	AP 219 – 235 N. Gregson St., L.P., a Delaware limited partnership
Mailing Address: 193 Cottage Way Pittsboro, NC 27312	Mailing Address: 802 Gervais Street Columbia, SC 29201
J. Byron Morris, a Free Trader (see Free Trader Agreement recorded in Book 9417, Page 23, Durham County Registry)	
Mailing Address: 235 N. Gregson Street Durham, NC 27701	

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

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.

*The revenue stamps are paid on the Special Warranty Deed from Grantor to Grantee recorded simultaneously herewith.

Submitted electronically by "Chicago Title Company, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

See Free Trader Agreement recorded in Book 9417, Page 23, Durham County Registry.

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

Grantor makes no warranty, express or implied, as to title to the Property hereinabove described.

[Signature Page Follows]

[Signature Page to Deed]

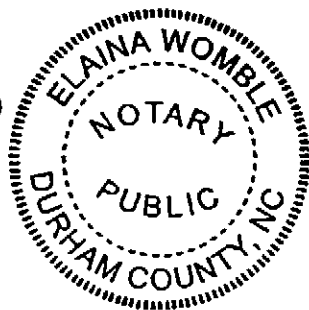
J. Douglas Morris
J. Douglas Morris

STATE OF NORTH CAROLINA - COUNTY OF Durham :

I, Elaina Womble, Notary Public for said County and State, certify that J. Douglas Morris personally came before me this day.

Witness my hand and official seal this the 2 day of November, 2021.

(Notary Seal)



Elaina Womble
Notary Public

My Commission Expires: 12/13/23

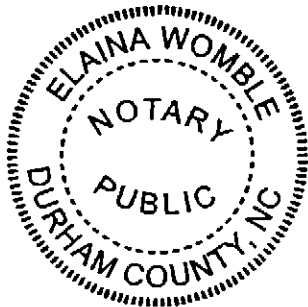
Joanne S. Noel
Joanne S. Noel

STATE OF NORTH CAROLINA - COUNTY OF Durham :

I, Elaina Womble, Notary Public for said County and State, certify that Joanne S. Noel personally came before me this day.

Witness my hand and official seal this the 2 day of November, 2021.

(Notary Seal)



Elaina Womble
Notary Public

My Commission Expires: 12/13/23

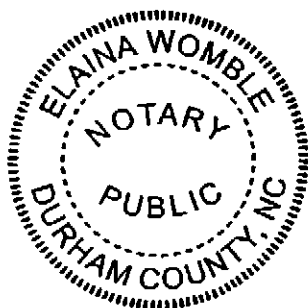
J. Byron Morris
J. Byron Morris

STATE OF NORTH CAROLINA - COUNTY OF Durham :

I, Elaina Womble, Notary Public for said County and State, certify that J. Byron Morris personally came before me this day.

Witness my hand and official seal this the 2 day of November, 2021.

(Notary Seal)



Elaina Womble
Notary Public

My Commission Expires: 12/13/23

Exhibit A

BEGINNING AT A 1" CRIMP TOP PIPE FOUND LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF LAMOND AVENUE AND THE WESTERN RIGHT OF WAY OF NORTH GREGSON STREET, THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF GREGSON STREET S03°00'00"W FOR A DISTANCE OF 99.91 FEET TO A 3/4" SOLID ROD FOUND, THENCE S03°06'35"W FOR A DISTANCE OF 183.40 FEET TO A SCRIBED "X" SET, THENCE LEAVING THE WESTERN RIGHT OF WAY OF NORTH GREGSON STREET AND RUNNING ALONG THE COMMON LINE OF PROPERTY OWNED NOW OF FORMERLY BY THE ROCKSHIP LLC, N57°29'51"W FOR A DISTANCE OF 7.59 FEET TO A 1/2" REBAR SET, THENCE RUNNING ALONG THE COMMON LINE OF PROPERTY OWNED NOW OR FORMELY BY AP BRIGHTLEAF SQUARE OWNER LP, N62°57'34"W FOR A DISTANCE OF 60.60 FEET TO A POINT, THENCE RUNNING ALONG THE COMMON LINE OF PROPERTY OWNED NOW OR FORMERLY BY DLGM LLC, N63°16'34"W FOR A DISTANCE OF 66.30 FEET TO A 1/2" REBAR FOUND, THENCE N23°28"E FOR A DISTANCE OF 33.70 FEET TO A 1/2" REBAR SET, THENCE N07°53'41"E FOR A DISTANCE OF 14.36 FEET TO A 1/2" REBAR SET, THENCE RUNNING ALONG THE COMMON LINE OF PROPERTY OWNED NOW OR FORMERLY BY RALPH E. McCOY, AND THEN SONE DURHAM LLC, N03°00'18"E FOR A DISTANCE OF 182.17 FEET TO A 5/8" REBAR FOUND, LOCATED ON THE SOUTHERN RIGHT OF WAY OF LAMOND AVENUE, THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF LAMOND AVENUE, S87°05'04"E FOR A DISTANCE OF 109.97 FEET TO A 1" CRIMP TOP PIPE FOUND, THE POINT OF BEGINNING, CONTAINING 0.657 ACRES OR 28,631 SQUARE FEET, MORE OR LESS, ACCORDING TO A PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR ASANA PARTNERS LP", DATED 09/13/2021, PREPARED BY R. SCOTT BARRETT, PLS, NC REGISTRATION NO. L-4513, OF BARRETT SURVEYING PLLC, BEARING JOB NO. 21-08-01-25001.