

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Nov 04 03:59 PM
Book: 9519 Page: 364
NC Rev Stamp: \$ 3700.00 Fee: \$ 26.00
Instrument Number: 2021056654
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 3,700.00

Parcel Identifier No. 101937; 101938 Verified by _____ County on the ____ day of _____, 2021

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 229 & 233 N. Gregson St., Durham, NC 27701

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

GRANTOR

GRANTEE

North Gregson Holdings LLC,
a North Carolina limited liability company

AP 219 – 235 N. Gregson St., L.P.,
a Delaware limited partnership

Mailing Address:
235 N. Gregson Street
Durham, NC 27701

Mailing Address:
802 Gervais Street
Columbia, SC 29201

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

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 the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

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

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.

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

A map showing the Property is recorded in Plat Book 95, Page 64.

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

For reference purposes for source of title see: instrument recorded in Book _____, Page _____ in the Registry.

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:

See Exhibit B attached hereto and incorporated herein by this reference.

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

[Signature Page Follows]

North Gregson Holdings LLC,
a North Carolina limited liability
company

By: James Douglas Morris

Name: JAMES Douglas Morris

Title: Manager

STATE OF NORTH CAROLINA - COUNTY OF Durham :

I, Elaina Wamble, Notary Public for said County and State, certify that JAMES DOUGLAS MORRIS personally came before me this day and acknowledged that (s)he is Manager of North Gregson Holdings LLC, a North Carolina limited liability company and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by him/her as its Manager, on behalf of said company.

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

Elaina Wamble
Notary Public

My Commission Expires: 12/13/23

(Notary Seal)

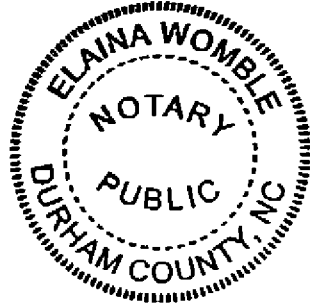


Exhibit A

Legal Description

Lots 1 and 2 of the property of C.N. Hibberd, as per the plat and survey drawn by Credle Engineering Company, Inc. which is recorded in Durham County Register of Deeds Plat Book 95 at page 64, to which reference is made for a more particular description, save and excepting that 20 ft. strip located on the Southern boundary of lot 2, which was conveyed to J. Douglas Morris and J. Byron Morris by a deed recorded in the Durham County Register of Deeds in Book 1251 at page 970.

Exhibit B

Permitted Exceptions

1. Taxes or assessment for the year 2022, and subsequent years, not yet due and payable;
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "ALTA/NSPS Land Title Survey Prepared For: Asana Partners LP" by R. Scott Barrett, P.L.S. of Barrett Surveying Group, PLLC dated September 13, 2021:
 - a. Service utilities
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 95, Page 64; and
4. Rights of tenants in possession, as tenants only, under unrecorded leases.