

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

2021 Sep 20 11:10 AM

Book: 9466 Page: 622

NC Rev Stamp: \$ 5600.00 Fee: \$ 26.00

Instrument Number: 2021047660
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax **\$5,600.00**

Parcel Identifier No. 107523, 107525, 107526, 107527, 107549, 107550

Mail after recording to: Roxboro Durham Partners, LLC at 3490 Wellfleet Court, High Point, North Carolina 27265

This instrument was prepared by: The Denny Law Firm, PLLC, 17824 Statesville Road, Suite 124, Cornelius, North Carolina 28031, Attn: Mark S. Denny (No Title Search)

Brief description for the Index: _____

THIS DEED made this 17th day of September, 2021, by and between:

GRANTOR	GRANTEE
TZ Home Buyers, LLC a North Carolina limited liability company	Roxboro Durham Partners, LLC a North Carolina limited liability company
<u>Mailing Address:</u> 215 N. Pine Street, Suite 4605 Charlotte, NC 28202	<u>Mailing Address:</u> 3490 Wellfleet Court High Point, NC 27265
	<u>Property Address:</u> 2246, 2248, 2308, 2310, 2312, 2314 S. Roxboro Street Durham, NC 27707

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 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,

submitted electronically by "The Denny Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 REFERENCE.

THIS PROPERTY DOES NOT INCLUDE THE GRANTOR'S PRINCIPAL RESIDENCE.

The Property was acquired by Grantor by instruments recorded in Book 9029, Page 417; Book 9029, Page 432; Book 9029, Page 137; Book 9029, Page 526; Book 9029, Page 511; and Book 9029, Page 591.

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to 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, and under or through Grantor except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

TZ HOME BUYERS, LLC
a North Carolina limited liability company

By: _____
Name: **Jeremiah Hancock**
Title: **Member Manager**

STATE OF North Carolina
COUNTY OF Mecklenburg

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in his capacity indicated: **Jeremiah Hancock as Member Manager of TZ Home Buyers, LLC**

Date: 09/17/2021

Notary Public
Mark S. Denny
(Printed Name of Notary)
My Commission Expires: 09/02/2025

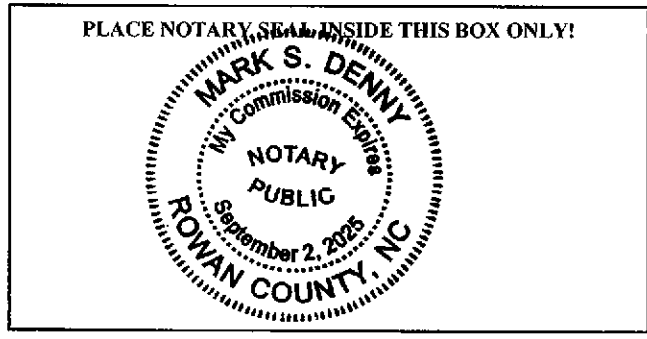


Exhibit A
Legal Description

Lying and Being in the City of Durham, Durham County, North Carolina and being more fully described as follows:

Parcel One (Pin# 0820-07-48-9316):

BEGINNING at existing 1/2" Iron pipe found 0.10' above the ground, along the southern line of George Glaubiger (DB 1190, PG 923) and having a NC GRID Coordinate (NAD 83) of N:808398.97', E:2024830.32'; thence with the southern line of Glaubiger, North 88°04'49" East a distance of 159.42 feet to point on the western Right-of-way of South Roxboro Street (PB 75, PG 74); thence with the western R/W of South Roxboro Street, South 08°15'28" East a distance of 79.90 feet to a point; thence leaving the western R/W of South Roxboro Street, North 89°47'31" West a distance of 160.19 feet to an existing 1/2" iron pipe found 0.10' above the ground and lying on the eastern line of Majaja Inc (DB 376, PG 604); thence with the eastern line of Majaja, North 08°15'31" West a distance of 73.91 feet to the point of BEGINNING, containing an area of 12,185 square feet, or 0.280 acres, more or less.

Parcel Two (Pin# 0820-06-48-9229):

BEGINNING at an existing 1/2" iron pipe found 0.10' above the ground along the eastern line of Majaja Inc. (DB 376, PG 604) and having a NC GRID Coordinate (NAD 83) N:808325.82', E:2024840.94'; thence South 89°47'31" East a distance of 160.19 feet to a point along the western right-of-way of South Roxboro Street (PB 75, PG 74); thence with the western R/W of South Roxboro Street, South 03°21'17" East a distance of 39.78 feet to a 1/2" iron pipe (bent) found 0.20 above the ground; thence South 11°57'27" West a distance of 40.98 feet to a 2" iron pipe (bent) found 0.30 below the ground and lying being at the intersection of the northern R/W of Pinecrest Drive (a 30' public R/W unopened) and the western R/W of South Roxboro Street; thence with the northern R/W of Pinecrest Drive, South 85°23'05" West a distance of 81.34 feet to a point; thence along a curve to the right with a radius of 240.00 feet, an arc length of 64.50 feet, and a chord bearing and distance of North 76°26'53" West, 64.31 feet a point marking the southeast corner of aforementioned Majaja Inc.; thence with the eastern line of Majaja Inc., North 08°15'31" West a distance of 72.61 feet to the point of BEGINNING, containing an area of 12,631 square feet, or 0.290 acres, more or less.

Parcel Three (0820-06-48-8104):

BEGINNING at a 1/2" rebar found 0.20' above the ground along the southern right-of-way of Pinecrest Drive (a 30' public R/W unopened) and having a NC GRID Coordinate (NAD 83) of N:808303.46', E:2024724.13'; thence with the southern R/W of Pinecrest Drive, along a curve to the right with a radius of 210.50 feet, an arc length of 39.41 feet, and a chord bearing and distance of South 52°30'27" East, 39.35 feet to an 1/2" iron pipe found 0.20' above the ground; thence continuing with the southern R/W of Pinecrest Drive, along a curve to the left with a radius of 270.00 feet, an arc length of 73.34 feet, and a chord bearing and distance of South 54°50'22" East, 73.11 feet to a 1/2" iron pipe found 0.20; above the ground and marking the northwest corner of James D Hobbs (DB 8757, PG501); thence with the western line of Hobbs, South 13°57'24" West a distance of 56.98 feet to a point; thence South 76°53'37" East a distance of 166.86 feet to a point along the western R/W of South Roxboro Street (PB 75, PG 74); thence with the western R/W of South Roxboro Street, along a curve to the left with a radius of 2238.45 feet, an arc length of 86.24 feet, and a chord bearing and distance of South 13°33'15" West, 86.24 feet to a 1/2" iron pipe found 0.10' below the ground; thence leaving the western R/W of South Roxboro Street, North 80°35'25" West a distance of 159.96 feet to a 1/2" iron pipe found 0.30' above the ground; thence North 80°35'25" West a distance of 140.48 feet to a 1/2" iron pipe (disturbed); thence North 21°36'58" East a distance of 208.58 feet to the point of BEGINNING, containing an area of 36,674 square feet, or 0.842 acres, more or less.

Parcel Four (0820-06-48-8054):

BEGINNING at a 1/2" rebar found 0.10' below the ground along the western R/W of South Roxboro Street (PB 75, PG 74) and having a NC GRID Coordinate (NAD 83) of N:808060.41', E:2024943.83'; thence with the western R/W of South Roxboro Street, along a curve to the left with a radius of 2238.45 feet, an arc length of 79.56 feet, and a chord bearing and distance of South 11°25'56" West, 79.56 feet to an iron pipe set; to a 1/2" iron pipe found at ground level; thence leaving the western R/W of South Roxboro Street. North 79°41'57" West a distance of 156.46 feet to a 1" iron pipe found 0.50' above the ground along the eastern line of Majaja Inc. (DB 376, PG 640); thence with the eastern line of Majaja Inc., North 08°53'09" East a distance of 77.08 feet to a 1/2" iron pipe found 0.30' above the ground; thence South 80°35'25" East a distance of 159.96 feet to the point of BEGINNING, containing an area of 12,369 square feet, or 0.284 acres, more or less.

Parcel Five (0820-06-47-8936):

BEGINNING at 1/2" rebar found at ground level along the western R/W of South Roxboro Street (PB 75, PG 74) and having a NC GRID Coordinate (NAD 83) of N:807982.58', E:2024927.24'; thence with the western R/W of South Roxboro Street, along a curve to the left with a radius of 2238.45 feet, an arc length of 58.02 feet, and a chord bearing and distance of South 09°40'17" West, 58.02 feet to a point; thence South 09°00'48" West a distance of 22.05 feet to a point; thence leaving the western R/W of South Roxboro street, North 80°49'57" West a distance of 155.57 feet to a point; thence North 08°53'09" East a distance of 83.17 feet to a 1" iron pipe found 0.50' above the ground; thence South 79°41'57" East a distance of 156.46 feet to the point of BEGINNING, containing an area of 12,718 square feet, or 0.292 acres, more or less.

Parcel Six (0820-47-88-3556):

BEGINNING at 1/2" iron pipe found 0.20' above the ground along the eastern line of Majaja Inc. (DB 376, PG 604) and having a NC GRID Coordinate (NAD 83) of N:807918.79', E:2024759.65'; thence North 08°53'09" East a distance of 9.58 feet to a point; thence South 80°49'57" East a distance of 155.57 feet to a point along the western R/W of South Roxboro Street (PB 75, PG 74); thence with the western R/W of South Roxboro Street; South 09°00'48" West a distance of 138.95 feet to a point; thence North 50°59'11" West a distance of 29.00 feet to a point; thence South 09°00'48" West a distance of 25.90 feet to a point on the centerline of a creek; thence with the centerline of the creek, North 44°29'18" West a distance of 66.51 feet to a point; thence continuing along the centerline of the creek, North 38°20'02" West a distance of 91.92 feet to a point; thence along the eastern line of aforementioned Majaja Inc., North 04°22'41" West a distance of 40.45 feet to the point of BEGINNING, containing an area of 15,976 square feet, or 0.367 acres, more or less.

Address: 2246, 2248, 2308, 2310, 2312, 2314 S. Roxboro Street, Durham, NC 27707

Parcel #: 107523, 107525, 107526, 107527, 107549, 107550

Exhibit B
Exceptions

1. The lien of all taxes for the year 2022 and thereafter, which are not yet due and payable.
2. The following matter(s) as shown on map or plat recorded in Map Book 9, Page 99:
 - a. Three inch (3") pump
 - b. City of Durham sewer outfall right of way
 - c. Branch
3. Easement(s) and right(s)-of-way for roads or public/private utilities.
4. Rights of others, if any, in and to that portion of the Land lying within the bounds of South Roxboro Street and Pinecrest Drive.
5. All easements and restrictions of record.
6. Rights of tenants, as tenants only, in possession under unrecorded lease agreements, with no rights or options to purchase.
7. Any discrepancy, conflict, matter affecting access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high-water mark or within the bounds of any adjoining body of water, or other matters disclosed by the Land Title Survey prepared by Taylor Land Consultants, PLLC, dated September 14, 2021, and revised September 17, 2021.
8. Shortages in the acreage of the Land.