

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Sep 22 03:53 PM NC Rev Stamp: \$ 7800.00
Book: 8026 Page: 575 Fee: \$ 26.00
Instrument Number: 2016032841
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 7,800.00

Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee
This instrument was prepared by: William H. Mattrey, Esq.
Brief description for the Index: 2327 Englert Drive, 6.469 acres

THIS DEED made this 20th day of September, 2016, by and between

GRANTOR

Realmark-Commercial, LLC
A New York limited liability company
2350 North Forest Road
Getzville, New York 14068

GRANTEE

Englert Holdings, LLC
A North Carolina limited liability company
2222 Sedwick Road
Durham, North Carolina 27713

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

SEE EXHIBIT A ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2429, page 71, Durham County Registry and Book 3029, page 346.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

submitted electronically by "Ragsdale Liggett PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 following exceptions:

Such matters set forth as Permitted Exceptions on Exhibit A attached hereto and incorporated herein by reference.

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

Name of Entity – Realmark Commercial, LLC

By: Realmark-Commercial Management, Inc., its Managing Member

By: Matthew P. Iak
Matthew Iak, President

State of NEW YORK County or City of ERIE

I, the undersigned Notary Public of the County or City of Erie and State aforesaid, certify that Matthew Iak, the President of Realmark-Commercial Management, Inc., Managing Member of Realmark-Commercial, LLC, personally appeared before me this day and that by authority duly given and as the act of such entity, he voluntarily signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 20th day of September, 2016.

My Commission Expires: William H. Mattrey
Notary Public, State of New York
Qualified in Erie County
My Commission Expires February 28, 2017
(Affix Seal)

[Signature]
Notary Public
Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____, the _____ of _____, personally came before me this day and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Name: _____

EXHIBIT A

BEGINNING at the southwestern corner of the intersection of the western right-of-way line of Alston Avenue (existing variable width public right-of-way) and the northern right-of-way line of Englert Drive (existing 60' public right-of-way); thence along the northern line of Englert Drive N 89 degrees 53' 07" W 455.12 feet to a point; thence N 0 degrees 04' 38" E 237.27 feet to a Control Corner (NC SPC NAD 83, N 781078.58, E 2032374.16); thence S 89 degrees 56' 37" E 57.85 feet to a point; thence along the eastern line of the or formerly OLP Durham LLC property as described in a deed recorded in Book 6774, page 828, Durham County Registry three (3) calls as follows: (1) N 0 degrees 05' 53" E 132.64 feet; (2) N 0 degrees 05' 53" E 42.60 feet to a point and (3) N 0 degrees 05' 53" E 58.25 feet to a point; thence along the eastern line of the now or formerly Jubilee Christian Church property as described in a deed recorded in Book 5395, page 955, Durham County Registry, the following two (2) calls as follows: (1) N 0 degrees 12' 03" E 145.82 feet to a point; and (2) N 69 degrees 28' 32" E 125.97 feet to a point; thence along the southern line of the now or formerly MSRE LLC property as described in a deed recorded in Book 6665, page 956, Durham County Registry the following two (2) calls as follows: (1) S 88 degrees 27' 25" East 75.86 feet to a point; and (2) S 88 degrees 32' 40" E 211.82 feet to a point in the western right-of-way line of Alston Avenue; thence along the western right-of-way line of Alston Avenue the following eleven calls as follows: 1) S 0 degrees 16' 27" W 6.40 feet; 2) S 5 degrees 41' 32" E 47.45 feet; 3) S 3 degrees 59' 47" E 49.05 feet; 4) S 3 degrees 34' 29" E 50.24 feet; 5) S 2 degrees 50' 32" E 16.54 feet; 6) S 0 degrees 06' 10" W 203.34 feet; 7) S 5 degrees 58' 39" W 50.33 feet; 8) S 8 degrees 54' 06" W 50.36 feet; 9) S 1 degree 53' 20" W 49.47 feet; 10) S 3 degrees 1' 55" W 50.37 feet; and 11) S 2 degrees 42' 12" W 82.16 feet to the point and place of Beginning, being all of that tract of land containing 6.469 acres as shown on a survey entitled "REALMARK COMMERCIAL LLC 2327 ENGLERT DRIVE TRIANGLE TWSP., DURHAM COUNTY, NC" prepared by Jonathan Murphy Professional Land Surveying, dated August 24, 2016.

EXHIBIT B

Permitted Exceptions

See Schedule B – Section II, Exceptions shown on Chicago Title Insurance Company Commitment Number: 16-1612RA dated September 20, 2016.