

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Apr 08 12:24 PM
Book: 9664 Page: 159
NC Rev Stamp: \$ 398.00 Fee: \$ 26.00
Instrument Number: 2022014878
DEED

This instrument prepared by: Kennon Craver, PLLC
Mail after recording to: Grantee

Excise Tax: \$398.00

PINS: 0842-01-37-8677, 0842-01-37-6582, 0842-01-37-5462, 0842-01-37-4345
PIDS: 169711; 169712; 169713; 160559

**NORTH CAROLINA
GENERAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

THIS DEED is made this 8th day of April, 2022, by and between:

GRANTOR: Robert L. Gresham, unmarried
5909 Springview Trail
Durham, NC 27705

and

GRANTEE: East Club Holdings LLC,
a North Carolina limited liability company
P.O. Box 14466
Durham, NC 27709

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

KC#462323

AND THE GRANTOR covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following exceptions: 2022 and subsequent years ad valorem taxes; zoning ordinances; matters that would be revealed by a current and accurate survey; and covenants, easements, restrictions and rights of way of record.

All or a portion of the property herein conveyed does ^{not} include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

[Signature and Acknowledgment Page Follows]

[Signature Page to Deed]

GRANTOR:

Robert L. Gresham (SEAL)
Robert L. Gresham

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Robert L. Gresham

Date: 04/08/2022

Jenna E Spain
Notary Public

[Official Seal]

Print Name: Jenna E Spain

My Commission Expires: 09/27/2025

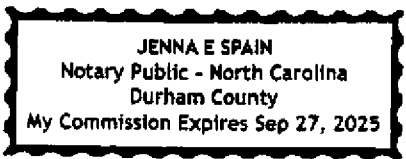


Exhibit ATract One: 2452 E. Club Blvd. (PID: 169711)

BEING all of that tract of land containing 2.94 acres, more or less, bounded on the east by the western line of Property of Ezra L. Ferrell as per plat and survey in Plat Book 100 at Page 178, Durham County Registry, on the south by Mink Branch, on the west by the Property of North Carolina Highway Commission, and on the north by US Highway I-85 Ramp, being Tax ID Parcel 169711, Old Tax Map 702-02-30, denoted as 2452 E. Club Blvd., being a portion of Lots 8-18 of Pack and Royster Property as per plat and survey in Plat Book 19 at Page 49, Durham County Registry and conveyed to Elizabeth Kennedy Gresham and husband, A. J. Gresham, Jr. in Book 1042 at Page 392, Durham County Registry, to which deed and plat reference is hereby made for a more particular description. See also Deed Book 1042 at Page 394, Deed Book 8545 at Page 752, and Deed Book 9533 at Page 67, Durham County Registry.

Tract Two: 2456 E. Club Blvd. (PID: 169712)

Beginning at a point located 36.024038 latitude and -78.852287 longitude, said point being the southeastern right of way boundary of I-85 and being the northwestern property corner, a common property corner with NCDOT, now or formerly; thence in a northeasterly direction along and with the southeastern right of way boundary of I-85 approximately 90.1 feet to a point, said point being the northeastern property corner, a common property corner with Robert L. Gresham, now or formerly; thence in a southerly direction along and with the eastern property line approximately 417.8 feet to a point, said point being the southeastern property corner, a common property corner with Robert L. Gresham and Landon Farms Homeowners, now or formerly; thence in a southwesterly direction along and with the southern property line approximately 58.9 feet to a point, said point being the southwestern property corner, a common property corner with Landon Farms Homeowners and NCDOT, now or formerly; thence in a northerly direction along and with the western property line approximately 375.0 feet returning to the point and place of beginning and having approximately 0.49 acres.

Tract Three: 2462 E. Club Blvd. (PID: 169713)

Beginning at a point located 36.023508 latitude and -78.852887 longitude, said point being the southeastern right of way boundary of I-85 and being the northwestern property corner, a common property corner with Robert L. Gresham, now or formerly; thence in a northeasterly direction along and with the southeastern right of way boundary of I-85 approximately 265.5 feet to a point, said point being the northeastern property corner, a common property corner with NCDOT, now or formerly; thence in a southerly direction along and with the eastern property line approximately 375.0 feet to a point, said point being the southeastern property

corner, a common property corner with NCDOT and Landon Farms Homeowners, now or formerly; thence in a westerly direction along and with the southern property line approximately 168.7 feet to a point, said point being the southwestern property corner, a common property corner with Landon Farms Homeowners and Robert L. Gresham, now or formerly; thence in a northerly direction along and with the western property line approximately 217.7 feet returning to the point and place of beginning and having approximately 1.00 acres.

Tract Four: 2468 E. Club Blvd. (PID: 160559)

BEING all of that tract of land containing 0.27 acres, more or less, bounded on the east by the west line of Lot 1 of Pack and Royster Property as per plat and survey in Plat Book 19 at Page 49, Durham County Registry, on the south by Mink Branch, and on the west and north by US Highway I-85, and being Tax ID Parcel 160559, Old Tax Map 619-03-002, denoted 2468 E. Club Blvd. Being a portion of the 7.7 acre property described in Deed Book 156 at Page 300, Durham County Registry.