

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2017 Nov 15 12:00 PM NC Rev Stamp: \$ 950.00  
 Book: 8309 Page: 339 Fee: \$ 26.00  
 Instrument Number: 2017040220  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$950.00

Parcel Identifier No. 103973 (Parcel #1); 103974 (Parcel #2); 103975 (Parcel #3)  
 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail to: WALKER LAMBE, PLLC, P.O. Box 51549, Durham, NC 27717-1549

This instrument was prepared by: KELLY J. MACKAY, ESQ.  
WALKER, LAMBE, PLLC  
 (WITHOUT BENEFIT OF TITLE EXAMINATION)

Brief description for the Index: Lot #3: 2500 Hillsborough Rd. (Parcel #1); Lot #2: 2408 Hillsborough Rd. (Parcel #2); & Lot #1: 807 Hale St. (Parcel #3) - Harland L. & Linda W. Mangum Property

THIS DEED made this 6<sup>th</sup> day of November, 2017, by and between

GRANTOR	GRANTEE
<p><b>HARLAN LEE MANGUM and wife, LINDA WALKER MANGUM</b></p>	<p><b>CPGPI MANGUM, LLC, a North Carolina Limited Liability Company</b></p>
<p>2100 Dartmouth Drive Durham, NC 27705</p>	<p>1330 Saint Marys Street Suite 100 Raleigh, NC 27605-3334</p>

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 those certain lots or parcels of land situated in City of Durham, Durham County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION**

Submitted electronically by "Nichols Law PA"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The properties hereinabove described were acquired by Grantor by instrument recorded in Book 1258, Page 376 (Parcel #1) and Book 1244, Page 315 (Parcels #2 & #3).

All or a portion of the properties herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

The maps showing the above described properties are recorded in Plat Book 110, Page 87 (Parcel #1), and Plat Book 132, Page 159 (Parcels #2 & #3).

TO HAVE AND TO HOLD the aforesaid lots or parcels 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:

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown on plat recorded in Plat Book 132, Page 159; Plat Book 132, Page 155; Plat Book 110, Page 87; Plat Book 109, Page 135 and Deed Book 1258, Page 376, Durham County Registry, as shown on the survey dated September 19, 2017, by Stanley Robert Sacks, Professional Land Surveyor.
3. Easement(s) in favor of Duke Power Company as recorded in Book 1250, Page 667, Durham County Registry.
4. Deed of Storm Water Drainage Easement in favor of the City of Durham recorded in Book 2469, Page 521, Durham County Registry, as shown on the survey dated September 19, 2017, by Stanley Robert Sacks, Professional Land Surveyor.
5. Easement right reserved in Deed by Duke Power Company recorded in Book 1258, Page 376, Durham County Registry, as shown on the survey dated September 19, 2017, by Stanley Robert Sacks, Professional Land Surveyor.
6. Sanitary Sewer Easement in favor of the City of Durham recorded in Book 1510, Page 958, Durham County Registry, as shown on the survey dated September 19, 2017, by Stanley Robert Sacks, Professional Land Surveyor.
7. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and riparian and/or littoral rights incident to the land, as shown on the survey dated September 19, 2017, by Stanley Robert Sacks, Professional Land Surveyor.
8. The following matters as shown on the survey dated September 19, 2017, by Stanley Robert Sacks, Professional Land Surveyor:
  - a) high tension power lines, overhead and buried electric lines, power poles, electric vaults, storm drainage lines, concrete culverts, water lines, sanitary sewer lines, manholes, cleanouts, buried telecom lines, gas line, meters and valves;
  - b) twenty-five (25') foot wide City of Durham easement (PB 119 PG 155);
  - c) thirty (30') foot wide City of Durham drainage easement (DB 2469 PG 521);
  - d) sixty-eight (68') foot wide Duke Power right of way (DB 1258 PG 376);
  - e) former right of way of Gin St. & eleven (11') foot wide sanitary sewer easement (PB 132 PGS 159 & 155; DB 1510 PG 958). Concrete porches, block walls & paver walkways encroach onto said easement.
9. Rights of Linda Mangum, tenant in possession under unrecorded lease of the upper level of 2408 Hillsborough Road; Linda Laws, tenant in possession under unrecorded lease of 2500 Hillsborough Road; Donna Gerepka, tenant in possession under unrecorded lease of 807 Hale Street, Apartment A; and Christa Evans, tenant in possession under unrecorded lease of 807 Hale Street, Apartment B.

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

 (SEAL)  
HARLAN LEE MANGUM

 (SEAL)  
LINDA WALKER MANGUM

State of North Carolina

County of Durham

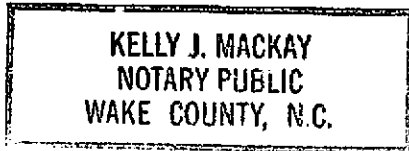
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that **HARLAN LEE MANGUM and wife, LINDA WALKER MANGUM**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 9 day of November, 2017.

My Commission Expires: 3-8-20

[Signature]  
Notary Public  
Kelly J Mackay  
Notary's Printed or Typed Name

(Affix Seal)



**EXHIBIT "A"****PARCEL #1 (Parcel Identifier No.: 103973):**

Being Lot No. 2 in Block D of Section 3 of the property of The Erwin Cotton Mills Company, shown on map made by Hunter Jones, C.E., March, 1945, and as shown on plat entitled "Duke Power Company Transmission Lot Acquired From The Erwin Cotton Mills Company for Durham-Greensboro 100 KV. Transmission Tower Line," dated April 13, 1945, Book File No. 1-18, copy of which is attached to the deed conveyed by Duke Power Company to Grantor herein filed in Book 1258, Page 376, Durham County Registry.

LESS AND EXCEPT the following described tract conveyed by Grantor herein to Billy L. Riley and wife, Valler D. Riley, in Book 1262, Page 815, Durham County Registry:

BEGINNING at a stake located in the property line on the east side of Rosehill Avenue, said stake being North 4° 35' 35" East 20.32 feet from a point located in the property line on the north side of Hillsborough Road, if extended; and thence from said point and place of beginning along and with the property line on the east side of Rosehill Avenue North 4° 35' 35" East 37.33 feet to a stake; thence North 89° 44' 31" East 141.85 feet to a point located in the centerline of a creek; thence along and with the centerline of said creek South 38° 04' 54" West 80.75 feet to a stake located in the property line on the north side of Hillsborough Road; thence along and with said property line North 86° 46' 11" West 76.49 feet to a stake, the control corner; thence as the property line on the north side of Hillsborough Road merges into the property line on the east side of Rosehill Avenue in a northwesterly and clockwise direction along an arc with a radius of 19.84 feet an arc distance of 31.64 feet to the point and place of BEGINNING, and being Lot "B", containing 7,192.61 square feet of the property of Harlan L. Mangum and wife, Linda W. Mangum, according to plat and survey thereof by Larry W. Poole & Associates, Registered Land Surveyor, dated January 20, 1986, to which plat reference is herewith made for a more particular description of same; said plat recorded in Durham County Registry in Plat Book 110, at page 87.

**PARCEL #2 (Parcel Identifier No.: 103974):**

BEGINNING at a stake located at the point of intersection of the property line on the west side of Hale Street with the property line on the north side of Hillsborough Road, and thence from said point and place of beginning along and with the property line of the north side of Hillsborough Road North 86° 42' 16" West 99.69 feet to a stake; thence with the Duke Power Company line North 03° 23' 14" East 69.68 feet to a stake located in the property line on the south side of Gin Street and thence from said point and place of beginning along and with the property line on the south side of Gin Street North 89° 55' 58" East 95.0 feet to a stake located in the property line on the west side of Hale Street; thence along and with said property line South 00° 17' 12" East 75.40 feet to the point and place of BEGINNING, and being a portion of the property of Harlan L. Mangum and wife, Linda W. Mangum, according to plat and survey thereof by Larry W. Poole & Associates, P.A., Registered Land Surveyors, dated August 12, 1985, recorded in Durham County Registry in Plat Book 109, at page 135, to which reference is herewith made for a more particular description of same.

**PARCEL #3 (Parcel Identifier No.: 103975):**

BEGINNING at a stake located at the point of intersection of the property line on the west side of Hale Street with the property line on the north side of Gin Street, and thence from said point and place of beginning along and with the property line on the north side of Gin Street South 89° 55' 58" West 151.03 feet to a stake; thence with the Riley line North 10° 23' 0" East 24.60 feet to a stake; thence continuing with said line North 50° 0' 50" East 206.97 feet to a stake located in the property line on the west side of Hale Street; thence along and with said property line South 04° 22' 0" West 157.48 feet to the point and place of BEGINNING, and being all of Lots 1, 2 and 3 of the property of Harlan L. Mangum and wife, Linda W. Mangum, according to plat and survey thereof Larry W. Poole & Associates, P.A., Registered Land Surveyors, dated August 12, 1985, recorded in Durham County Registry in Plat Book 109, at page 135, to which reference is herewith made for a more particular description of same.