

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 03 04:31 PM NC Rev Stamp: \$ 1534.00
Book: 8482 Page: 188 Fee: \$ 26.00
Instrument Number: 2018027364
DEED

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 913346

GENERAL WARRANTY DEED

Excise Tax: \$1,534.00

Tax Parcel ID No. 0738-03-32-6508 Verified by _____ County
on the ____ day of _____, 20____ By: _____

~~Mail after~~ recording to: Christina Malone, Alston & Bird LLP, 1201 W. Peachtree St., Atlanta, GA 30309
This instrument was prepared by: Richard M. Hutson, II, Esq., PO Drawer 2252-A, Durham, NC 27702

THIS DEED, made this the ____ day of August, 2018, by and between

GRANTOR: **Branch Banking and Trust Company, Successor Trustee of The Claude Alvis Adams, III, Revocable Trust dated November 28, 2017, per Last Will and Testament of Claude Alvis Adams, III,** whose mailing address is 434 Fayetteville St., 11th Floor, Raleigh, NC 27601 (herein referred to collectively as **Grantor**) and

GRANTEE: **ESA P Portfolio L.L.C.,** a Delaware limited liability company, whose mailing address is 11525 N. Community House Road, Suite 100, Charlotte, NC 28277 (herein referred to collectively as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Durham, State of North Carolina, more particularly described as follows:

BEING all that property described on Exhibit A attached hereto and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1230, Page 999, and being reflected on plat(s) recorded in Plat Book 42, page 96 and Plat Book 12, Pages 26 and 27, Durham County Registry.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "First American - Atlanta" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

**Branch Banking and Trust Company, Successor Trustee of
The Claude Alvis Adams, III, Revocable Trust dated
November 28, 2017, per Last Will and Testament of Claude
Alvis Adams, III**

By: William S. Crews III, SVP
Name & Title: William S. Crews III, Senior Vice President

State of North Carolina
County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:
William S. Crews III, Senior Vice President.

Date: 8-1-2018

Sandra L. Strom
SANDRA L. STROM Notary Public
Notary's Printed or Typed Name

My Commission Expires:
8-14-2021

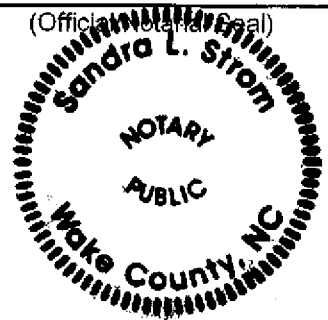


Exhibit ALEGAL DESCRIPTION OF PROPERTY

ALL THAT certain tract or parcel of land situate, lying and being in the City of Durham, County of Durham, and State of North Carolina, more particularly described as follows:

BEGINNING at a point located in the southerly boundary of the right-of-way of North Carolina Highway 54, which point is located South 54° 29' 37" East a distance of 140.14 feet from Durham LEC 67 (the elevation of which is 322.765; the y coordinate of which is 782,670.065; the x coordinate of which is 2,033,648.302), and from the said iron stake in the southern right-of-way of North Carolina Highway 54, marking the point and place of beginning, the following courses and distances: South 18° 49' 39" West along and with the boundary line of property owned now or formerly by Dickerson, Inc. for a distance 199.63 feet to an iron stake; thence North 70° 52' 09" West along and with the said Dickerson line a distance of 100.23 feet to an iron stake; thence South 18° 47' 58" West along and with the said Dickerson line for a distance of 111.69 feet to an iron stake; thence continuing with the Dickerson line North 89° 48' 03" West a distance of 74.05 feet to an iron stake which marks a corner with property owned now or formerly by the Research Triangle Foundation; thence along and with the Research Triangle Foundation line North 89° 48' 03" West a distance of 108.45 feet to an iron stake; thence continuing with the said Foundation line North 01° 23' 09" East a distance of 199.73 feet to an iron stake; thence North 01° 23' 09" East a distance of 120.87 feet to a point marked by the presence of a concrete monument located 1.29 feet in an easterly direction off the said line; thence North 01° 23' 09" East a distance of 10.64 feet to a point in the southern boundary of the right-of-way of North Carolina Highway 54; thence along and with the said southern right-of-way boundary South 89° 02' 54" East a distance of 82.32 feet; thence continuing with the said right-of-way boundary South 87° 07' 34" East a distance of 66.42 feet; thence South 00° 46' 12" East a distance of 10.0 feet; thence continuing along and with said right-of-way South 87° 07' 34" East a distance of 14.30 feet; thence South 82° 44' 49" East a distance of 76.67 feet; thence South 77° 29' 36" East a distance of 77.73 feet; thence South 72° 29' 41" East a distance of 57.80 feet to the point and place of BEGINNING, and being all of Lots Nos. 1, 2, and 3 of the Property of Corina Herndon Estate as per plat and survey thereof recorded in Plat Book 42, at page 96, Durham County Registry, and also being all of Lots Nos. 175, 176, 177 and 178 of Tract N according to a map of the subdivision of the A. M. Rigabee Estate made by C. L. Mann, Engineer, November, 1937, and recorded in Plat Book 12, at pages 26-27, of the Durham County Registry, and being that 2.10-acre tract as shown on the plat and survey by Duane K. Stewart & Associates, Inc., dated February 20, 1985, to which plats and surveys reference is made for a more particular description of same.

SAVING AND EXCEPTING THEREFROM that portion of the above described property taken by the North Carolina Department of Transportation as described in the Consent Judgment dated November 18, 1992, and recorded in Book 1796, at page 607, in the Office of the Register of Deeds of Durham County.

Exhibit B

EXCEPTIONS

1. Taxes for the year 2018, which are a lien, but not yet due and payable, and all subsequent years.
2. Easements, if any, as shown on plat recorded in Plat Book 42, Page 96; and Plat Book 12, Pages 26 and 27, both of the Durham County Registry.