

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 16 11:31:56 AM
BK:8089 PG:649-651
DEED
FEE:\$26.00
EXCISE TAX: \$2,600.00
INSTRUMENT # 2016044203
SMMARSH



Prepared by THOMAS A. EARLS, ATTORNEY AT LAW
After recording mail to GRANTEE

Revenue Stamps: \$2,600.00
Tax I.D. No(s): 163671, 163672, 163673, 163674

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

**WARRANTY
DEED**

THIS DEED, made this ___ day of December, 2016, from **SOUTHSIDE CHURCH OF CHRIST, a North Carolina non-profit corporation** ("Grantor"), having an address at 800 Elmira Avenue, Durham, NC 27707, to **ELLIS ROAD RESIDENTIAL TWO LP, a North Carolina limited liability company** ("Grantee"), having an address of **2900 Linden Lane, Suite 300, Silver Spring, MD 20910.**

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 of that certain lot or parcel of land situated in City of Durham, Durham County, North Carolina and more particularly described on attached Exhibit "A";

Property Address: 2511 Ellis Road, Durham, NC

The property herein described was acquired by Grantor by instruments recorded in Book 3298, Page 335, Durham County Registry.

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

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.

The Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that 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, other than the following exceptions:

Restrictive Covenants of record; All general utilities and service easements of record.
Ad valorem taxes for 2017.

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

SOUTHSIDE CHURCH OF CHRIST
A North Carolina Non Profit Corporation

By: William A. Stephens, President (SEAL)
William A. Stephens, President

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, the undersigned, a Notary Public in and for the County and State aforesaid, 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 the capacity indicated: **William A. Stephens, President of Southside Church of Christ a North Carolina Non-Profit Corporation, GRANTOR.**

Witness my hand and official stamp or seal, this the 15th day of December, 2016.

Stephenie D. Demaree
Notary Public

Notary's Printed or Typed Name: Stephenie D. Demaree
My Commission Expires: 02-17-2018

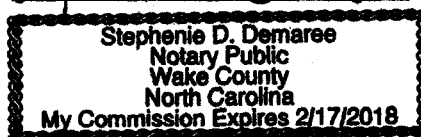


EXHIBIT "A"
LEGAL DESCRIPTION

All that tract, piece or parcel of land lying and being situated in the Township of Oak Grove, City of Durham, County of Durham, and State of North Carolina, being more particularly bounded and described as follows:

COMMENCING at a nail set within the right-of-way of Stone Road, said nail having NAD83(2011) grid coordinates of N 800,347.125', E 2,042,329.715'; thence, from said point of commencement, S 12 degrees 23 minutes 35 seconds E 3,528.28 feet (ground distance) (combined factor: 0.99993065) to a nail set near the intersection of Ellis Road (SR 1954) and Southland Drive, said nail having NAD83 (2011) grid coordinates of N 796,901.060', E 2,043,086.947'; thence S 76 degrees 49 minutes 21 seconds E 1,660.86 feet (ground distance) to a point marked by an iron pipe set at the intersection of the eastern right-of-way margin of an existing 200' right-of-way to the North Carolina Railroad Company (NCRC) (operated by Southern Railway Company) (Plat Book 193, pages 159-160), and the northern right-of-way margin of Ellis Road (SR 1954) (an existing variable-width public right-of-way), said point also being the **POINT OR PLACE OF BEGINNING** and having coordinates of N796,522.44', E 2,044,704.08'; thence from said point of beginning, along the eastern right-of-way margin of said NCRC right-of-way, in a northerly direction, the following eleven (11) courses: (1) N 00 degrees 45 minutes 20 seconds E 56.87 feet to an iron pipe set, (2) N 00 degrees 26 minutes 45 seconds E 403.50 feet to an iron pipe set, (3) N 00 degrees 20 minutes 02 seconds E 388.63 feet to an iron pipe set, (4) N 00 degrees 55 minutes 39 seconds E 98.19 feet to a computed point, (5) N 02 degrees 19 minutes 06 seconds E 97.52 feet to a computed point, (6) N 04 degrees 16 minutes 10 seconds E 96.35 feet to a computed point, (7) N 06 degrees 23 minutes 01 seconds E 96.30 feet to a computed point, (8) N 08 degrees 26 minutes 59 seconds E 96.54 feet to a computed point, (9) N 10 degrees 32 minutes 03 seconds E 97.16 feet to a computed point, (10) N 12 degrees 32 minutes 33 seconds E 81.93 feet to a computed point, and (11) N 11 degrees 51 minutes 03 seconds E 28.97 feet to an existing metal post marking a southwestern corner of the lands of, now or formerly, the City of Durham (Deed Book 2713, page 558); thence, along said lands of the City of Durham, S 87 degrees 32 minutes 11 seconds E 797.57 feet to an existing metal post marking a northwestern corner of the lands of, now or formerly, Willie L. Harris (Deed Book 114, page 146); thence, along said lands of Willie L. Harris, and along the lands of, now or formerly, Ronald James Briggs (Deed Book 7526, page 893 and Deed Book 6741, page 198), S 04 degrees 14 minutes 24 seconds W 429.25 feet to an existing iron pipe marking a northwestern corner of the lands, now or formerly, of Amanda & Kevin Straughn (Deed Book 7526, page 871); thence, along said lands of Amanda & Kevin Straughn and along the lands, now or formerly, of Gordon & Ruby Massey (Deed Book 353, page 486), S 04 degrees 03 minutes 28 seconds W 552.29 feet to an existing iron pipe; thence, continuing along said lands of Gordon & Ruby Massey, S 37 degrees 33 minutes 00 seconds E 137.87 feet to an iron pipe set on the northern right-of-way margin of Ellis Road (SR 1954) (an existing variable-width public right-of-way); thence, along the northern right-of-way margin of Ellis Road, in a westerly direction, the following four (4) courses: (1) through the arc of a curve to the right, having a radius of 1,750.91 feet, an arc length of 170.93 feet, and having a chord course of S 59 degrees 39 minutes 38 seconds W 170.86 feet to an iron pipe set, (2) through the arc of a curve to the right, having a radius of 901.11 feet, an arc length of 99.67 feet, and having a chord course of S 63 degrees 21 minutes 36 seconds W 99.62 feet to an iron pipe set, (3) S 65 degrees 13 minutes 54 seconds W 532.27 feet to an iron pipe set, and (4) through the arc of a curve to the right, having a radius of 754.46 feet, an arc length of 185.67 feet, and having a chord course of S 71 degrees 21 minutes 59 seconds W 185.20 feet to the **POINT OR PLACE OF BEGINNING**, containing 1,115,112 square feet, or 25.60 acres of land, more or less, as shown on plat of survey dated July 20, 2016, prepared by Wade A. Gowers, Professional Land Surveyor, MSS Land Consultants, entitled "ALTA/NSPS LAND TITLE SURVEY FOR ELLIS ROAD RESIDENTIAL TWO LP - 2505, 2511, 2601 & 2615 ELLIS ROAD."