

Register of Deeds
Sharon A. Davis
Durham County, NC

12/22/2022 11:59:22AM

BT: OPR B: 9839 P: 631 Pages: 4

DEED - DEED

Fee: \$19,946.00 Excise Tax: \$19920.00

INSTRUMENT #2022047570

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$19,920.00

PARCEL IDENTIFIER NO. 125158

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (CNA), 4131 Parklake Ave., Suite 400, Raleigh, NC 27612

Brief description for the Index: 2516 Guess Road, Durham, NC 27705

This Deed is made as of the 21st day of December, 2022.

GRANTOR:

THE DURHAM, INC.,
a North Carolina corporation
c/o Daly Seven Inc.
5920 S. Miami Blvd., Suite 102
Morrisville, North Carolina 27560

GRANTEE:

QUEST HOSPITALITY LLC,
a North Carolina limited liability company
2516 Guess Road
Durham, NC 27705

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A.

The Property was acquired by Grantor by instrument recorded in Book 4920, Page 619, Durham County Registry. The Property 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. And Grantor covenants with Grantee, that Grantor has

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


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. Ad valorem taxes for the year 2023 and subsequent years; and
2. Restrictions, easements and rights-of-way of record.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

HE DURHAM, INC.,
a North Carolina corporation


By: 
Joseph R. Daly, President

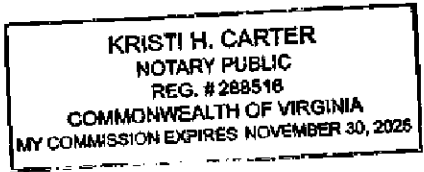
STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, the undersigned Notary Public, certify that Joseph R. Daly personally appeared before me this day and acknowledged that s/he is President of **HE DURHAM, INC.**, a North Carolina corporation, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

Date: December 21st, 2022

My Commission Expires: 11-30-2025

 Notary Public
Print Name: Kristi Carter



[Affix Notary Stamp or Seal]

EXHIBIT A

Tract 1

BEGINNING at a monument in the northeast property line of Guess Road, at the westernmost corner of Lot 9, Block A as per plat and survey hereinafter referred to, such point of beginning being located North 46 degrees 01'18" West 104 feet from the intersection of the northeast side of Guess Road with the Northwest side of Lamar Street, and running thence with the northeast property line of Guess Road North 46 degrees 01 '18" West 202.91 feet to a monument, southernmost corner of Lot 5, Block A; thence with the southeast line of Lot 5, North 44 degrees 11'31" East 255.09 feet to a monument in the southern right of way line of Interstate Highway 85; thence along and with the south right of way line of said I-85 North 83 degrees 17'51" East 72.69 feet to a monument at a point of curve; thence continuing with the south right of way line of I-85 as the same extends in an easterly direction along a clockwise arc with radius of 1,941.17 feet a distance of 157 .91 feet to a monument in the southeast property line of Lot 7 and in the northwest property line of Lot 15; thence with the northwest line of Lots 15, 14, 13, 12, and 11 South 44 degrees 20'16" West 228.97 feet to a monument; thence South 45 degrees 52'47" East 53 feet to a monument the northernmost corner of Lot 9; thence along the northwest line of Lot 9 South 44 degrees 12'20" West 200 feet to a monument, the place and point of BEGINNING, and being all of Lots 6, 7, and 8, Block A, as per plat entitled "Paul Wheeler Estate," of record in Plat Book 14, Page 47, saving, reserving and excepting, however, so much of the said Lots 6 and 7 as were acquired by North Carolina State Highway Commission by conveyance recorded in Deed Book 306, at Page 362, Durham County Registry; being the identical property conveyed by deed recorded in Deed Book 2343, Page 68, Durham County Registry; see also plat and survey entitled "Boundary Survey for Rouse and Sandman Partnership" by A.R. Barnes, R.L.S., dated July 1997.