

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
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Book: 9489 Page: 673
 NC Rev Stamp: \$ 6100.00 Fee: \$ 26.00
 Instrument Number: 2021051533
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$6,100.00
Parcel ID:	164652 164654, 164647, 164648
Mail/Box to:	Tara Corn, Esq., 4800 Six Forks Road, Ste. 120, Raleigh, NC
Prepared by:	Joan M. Balderamos, Esq., D. H. Griffin Infrastructure, LLC (without title examination)
Brief description for the Index:	Approximately 98 acres

THIS GENERAL WARRANTY DEED ("Deed") is made on the 7th day of October 2021, by and between:

GRANTOR	GRANTEE
D. H. Griffin Infrastructure, LLC, a North Carolina limited liability company 4716 Hilltop Road Greensboro, North Carolina 27407	Bristle Investment LLC., a North Carolina limited liability company 10030 Green Level Church Road, Suite 802, #149 Cary, North Carolina 27519

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain parcel of land in Durham County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 8408, page 36.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

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

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Restrictions, easements, rights of way of record, if any, ad valorem taxes for the current year, any matter that would be disclosed by an inspection of and an accurate and complete land survey of the Property.

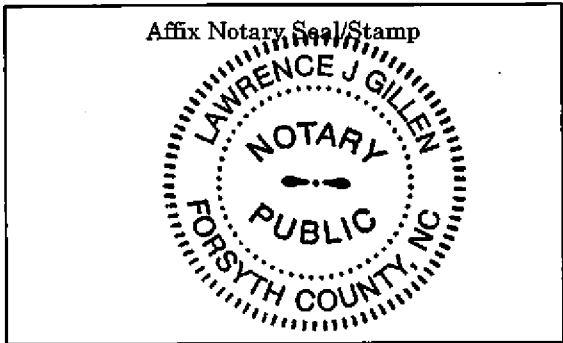
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

D. H. Griffin Infrastructure, LLC,
a North Carolina limited liability company

By: *[Signature]*
David H. Griffin, Jr

STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I *Lawrence J. Gilen*, a Notary of the above state and county, certify that the following person personally appeared before me on the *7th* day of October, 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): David H. Griffin, Jr.



[Signature]
Notary Public (Official Signature)
My commission expires: *12/30/25*

EXHIBIT "A"
Legal Description

All of that property lying and being in Carr and Oak Grove Townships, Durham County, North Carolina and being more particularly described as follows:

TRACT ONE:

BEGINNING at a point located in the center line of a creek and located in the northern line of the property of Lucius Watson Cook and wife as shown on the plat of the property of Borden Brick and Title Company by George C. Love, Jr., R.L.S., dated March 11, 1970, recorded in Plat Book 65, Page 37, Durham County Registry, said point being also in the line of the Bethesda Purchase Association property as shown in Plat Book 118, Page 120, Durham County Registry and being also a point in the southwest corner of "Tract A" as shown in the aforesaid Plat Book 65, Page 37; said creek being the same creek as shown as the northwestern line of Tract A in the aforesaid Plat Book 65, Page 37; running thence in a northeasterly direction along the center line of said creek to a point located in said creek in the northern margin of the property herein described (for reference only the following courses and distanced are provided as a tangent line to identify the general direction of the creek: North 44° 23' 37" East 1,222.71 feet to an existing iron pipe; thence North 58° 40' 48" East 91.78 feet to an existing iron pipe; thence North 20° 40' 39" East 198.76 feet to an existing iron pipe; thence North 88° 04' 49" East 118.70 feet to an existing iron pipe; thence North 39° 20' 34" East 150.15 feet to an existing iron pipe; thence South 76° 01' 49" East 233.55 feet to an iron pipe set; thence North 49° 09' 58" East 293.82 feet to an existing iron pipe; thence North 09° 34' 47" West 88.22 feet to an existing iron pipe; thence North 73° 27' 43" East 237.49 feet to an existing iron pipe; thence North 43° 12' 07" East 107.72 feet to an existing iron pipe; thence North 76° 09' 37" East 215.70 feet to an existing iron pipe; thence North 71° 10' 11" East 81.39 feet to an existing iron pipe); running thence South 81° 25' 24" East to an iron pipe set, said iron pipe being located 120.62 feet from that iron pipe which is the termination point of that tangent line hereinbefore described; thence South 81° 25' 24" East 242.72 feet to an existing iron pipe; thence South 81° 38' 32" East 624.40 feet to an existing iron pipe; thence South 81° 38' 32" East to a point in the center line of a creek, being also a point in the western line of the property of Alan N. Leland as described in deed recorded in Deed Book 1018, Page 947, said creek being the same creek shown as the southeastern line of Tract B in the aforesaid Plat Book 65, Page 37, thence in a southwesterly direction along the center line of said creek to a point located in the southern margin of the property herein described, being also a point in the northern line of the property of Lucius W. Cook as shown in Plat Book 118, Page 120 (for reference only the following courses and distances are provided as a tangent line to identify the general direction of the creek: South 01° 04' 43" West 141.06 feet to an iron pipe set; thence South 26° 07' 06" West 126.93 feet to an iron pipe set; thence South 52° 18' 31" West 158.05 feet to an existing iron pipe; thence South 17° 54' 08" West 276.50 feet to an existing iron pipe; thence South 43° 36' 30" West 282.47 feet to an iron pipe set; thence South 36° 52' 33" West 299.50 feet to an existing iron pipe; thence South 44° 01' 51" West 150.59 feet to an existing iron pipe; thence South 16° 15' 12" West 124.70 feet to an existing iron pipe; thence South 16° 22' 14" West 328.92 feet to an existing iron pipe; thence South 21° 19' 16" West 550.29 feet to an existing iron pipe; thence South 66° 36' 50" West 315.13 feet to an existing iron pipe; thence South 50° 43' 09" West 232.57 feet to an existing iron pipe); running thence North 66° 46' 28" West to an existing iron pipe, said pipe being the termination of that tangent line hereinbefore described and being also a point in the southeast corner of Tract B as shown in Plat Book 65, Page 37; thence North 66° 46' 28" West 150.39 feet to an existing iron pipe; thence North 66° 47' 10" West 772.50 feet to an existing iron pipe; thence North 55° 47' 59" West 213.01 feet to an existing iron pipe; thence North 45° 06' 18" West 227.02 feet to an iron pipe set; thence North 41° 56' 06" West 204.99 feet to an iron pipe set; thence North 79° 58' 05" West 355.46 feet to an existing iron pipe, thence North 79° 58' 05" West to a point in the center line of a creek being the point and place of **BEGINNING** containing 97.59 acres as shown on the survey prepared by Bass, Nixon & Kennedy, Inc., dated December 15, 1988. The above described property is further: all of that property heretofore conveyed to Borden Brick and Tile Company by Deeds recorded in Book 364, Page 419 and Book 364, Page 425, both Durham County Public Registry which property conveyed by said Deeds is also all of that property designated as Tracts "A" and "B" as per plat thereof recorded in Plat Book 65, Page 37, Durham County Public Registry, **SAVE AND EXCEPT** that property heretofore conveyed by Borden Brick and Tile Company by Deed recorded in Book 1193, Page 671, Durham County Public Registry.

TRACT TWO:

BEGINNING at an existing concrete monument in the eastern right-of-way line of Borden Road, said monument being also a point in the northwestern line of the property of George L. Winchester as shown in Plat Book 85, Page 1, Durham County Registry and being also a southeast corner of the property of Mrs. E. M. Herring as shown in the aforesaid Plat Book 85, Page 1, which is also a southeast corner of the parcel entitled "Lot One" in the aforesaid Plat Book 85, Page 1; thence along a curve, said curve having a radius of 530.00 feet, an arc length of 43.89 feet, a chord bearing of South 38° 44' 12" West and a chord distance of 43.88 feet to a point; thence South 41° 06' 33" West 95.33 feet to a point on the northern right-of-way line of U.S. Highway 70; thence along such line North 48° 20' 18" West 62.32 feet to a point; thence continuing along such line North 49° 39' 07" West 53.29 feet to an existing concrete monument; thence North 80° 21' 32" East 179.85 feet to an existing concrete monument, being the point and place of **BEGINNING** containing .18 acres as shown on the survey prepared by Bass, Nixon &

Kennedy, Inc., dated December 15, 1988 and being all of that property heretofore conveyed to Borden Brick and Tile Company, Inc. by Deed recorded in Book 379, Page 791 Durham County Public Registry.

TRACT THREE:

BEGINNING at an existing iron pipe located in the eastern line of the property of Mrs. E.M. Herring at the northwest corner of the parcel entitled "Lot 3" as shown on plat recorded in Plat Book 85, Page 1, Durham County Public Registry; running thence along such property line North 00° 38' 02" East 60.09 feet to a point; thence South 55° 51' 04" East 199.43 feet to a point in the western right-of-way line of Borden Road; thence with said Borden Road right-of-way in a southerly direction along a curve, said curve having a radius of 530.00 feet, an arc length of 50.17 feet, a chord bearing of South 31° 33' 23" West, and a chord distance of 50.15 feet to a point; thence North 55° 51' 04" West 168.52 feet to an existing iron pipe being the point and place of **BEGINNING** containing 0.211 acres as shown on the survey prepared by Bass, Nixon & Kennedy, Inc., dated December 15, 1988, and further being all of Lot #4 as shown on plat recorded in Plat Book 85, Page 1, Durham County Public Registry.

TRACT FOUR:

BEGINNING at an existing iron pipe located in the eastern line of the property of Mrs. E. M. Herring as shown in Plat Book 85, Page 1, Durham County Registry, such point being also in the western right-of-way line of Borden Road, and being also the south corner of the parcel entitled "Lot 2" in the aforesaid Plat Book 85, Page 1; and continuing along the property line of Mrs. E. M. Herring North 00° 49' 07" East 1,183.92 feet to an existing iron pipe; thence South 55° 51' 04" East 137.96 feet to an existing iron pipe in the western right-of-way of Borden Road; thence with said right-of-way along a curve, said curve having a radius of 530.00 feet, an arc length of 171.60 feet, a chord bearing of South 13° 00' 44" West, and a chord distance of 170.85 feet to a point; thence South 03° 44' 13" West 775.63 feet to an existing iron pipe; thence along a curve, said curve having a radius of 470.00 feet, an arc length of 172.12 feet, chord bearing of South 14° 13' 41" West and a chord distance of 171.16 feet to an existing iron pipe being the point and place of **BEGINNING** containing 1.60 acres as shown on the survey prepared by Bass, Nixon & Kennedy, Inc., Dated December 15, 1988, further being all of Lot #2 as shown on plat recorded in Plat Book 85, Page 1, Durham County Public Registry.

EASEMENTS

TOGETHER with the right of ingress, egress and regress over, across and through the hereinafter described property to provide access to the publicly dedicated road known as Kimball Drive (also known as Clayton Road) and being more particularly described as follows:

BEGINNING at an iron stake in the northwest corner of Tract B as shown on the survey by George C. Love, Jr., R.L.S., dated March 11, 1970, Job No. 7067, which said map is recorded in the Office of the Register of Deeds of Durham County, North Carolina in Plat Book 65, Page 37, to which plat reference is hereby made for a more particular description of the same. From said point and place of beginning along a new line with Borden Brick and Title company (Tract A on the plat referred to herein) North 81° 28' 38" West 361.17 feet to a stake in the center line of Lick Creek; thence North 72° 17' 06" East 118.91 feet to a point; thence North 39° 06' 54" East 8.63 feet to a point; thence South 81° 28' 38" East 242.72 feet to an existing iron pin; thence South 01° 29' 47" West 60.45 feet to a stake in the southern right-of-way line of Kimball Drive (also known as Clayton Road), the point and place of beginning and containing .409 acres more or less and further being all of that easement reserved by Grantor over property described as Tract 2 in that certain Deed recorded in Deed Book 1193, Page 67, Durham County Public Registry.

TOGETHER WITH all of Grantor's right of ingress, egress and regress over and across that certain private easement known as the Durand Road Easement and being more particularly described as follows:

BEGINNING AT AN EXISTING IRON PIPE LOCATED North 76° 57' 26" West of a point in the center line of a creek, said point being in the southwest corner of the Jyh-Chau Lin property as shown in Plat Book 96, Page 140, Durham County Registry; running thence North 21° 19' 16" East 60.63 feet to a point; thence South 76° 57' 26" East 1,083.67 feet to a point; thence South 03° 20' 20" West 446.50 feet to a point; thence along a curve, said curve having a radius of 69.52 feet, an arc length of 109.51 feet, a chord bearing of South 41° 47' 17" East and a chord distance of 98.53 feet to a point in the northern right-of-way line of Durand Drive; thence along such northern right-of-way line North 86° 54' 42" West 109.29 feet to a point; thence along a curve, said curve having a radius of 129.52 feet, an arc length of 73.95 feet, a chord bearing of North 13° 01' 04" West, and a chord distance of 72.95 feet to a point; thence North 03° 20' 20" East 395.89 feet to a point; thence North 76° 57' 26" West 1,041.79 feet to an existing iron pipe in the eastern line of the property of Borden Brick and Title Company being the point and place of **BEGINNING** as shown on the survey of Bass, Nixon & Kennedy, Inc., dated December 15, 1988 and being all of that right-of-way easement for ingress and egress conveyed by and described as Easement No. 1 in that certain Easement Agreement recorded in Book 1006, Page 263 Durham County Public Registry.

TOGETHER WITH all of Grantor's right of ingress, egress and regress over and across that certain private easement known as the Kimble Easement and being more particularly described as follows.

BEGINNING at an existing iron pipe in the southern line of Kimble Drive, and being the northeast corner of the property of Borden Brick and Title Company, Inc., entitled "Tract B" as shown in the plat recorded in Plat Book 65, Page 37, Durham County Registry; running thence North 01° 05' 38" East 29 feet to an existing iron pipe; thence South 87° 17' 16" East 138.81 feet to a point; thence along a curve, said curve having a radius of 130.58 feet, an arc length of 106.55 feet, a chord bearing of South 69° 20' 11" West, and a chord distance of 103.62 feet to a point; thence South 45° 57' 38" West 60.25 feet to a point; thence North 01° 04' 43" East 56.03 feet to an existing iron pipe being the point and place of BEGINNING as shown on the survey prepared by Bass, Nixon & Kennedy, Inc., dated December 15, 1988, and being all of that right-of-way easement for ingress and egress conveyed by and described as Easement No. 2 in that certain Easement Agreement recorded in Book 1006, Page 263 Durham County Public Registry.

TOGETHER WITH all of Grantor's right of ingress, egress and regress over and across that certain private easement known as the Borden Road Easement and being more particularly described as follows:

BEGINNING at an existing concrete monument, such monument being located in the southeast corner of the property of Mrs. E. M. Herring as shown in Plat Book 85, Page 1, Durham County Registry, and being also located in the northwestern line of the property of George L. Winchester as shown in the aforesaid Plat Book 85, Page 1, such monument being also the southeast corner of the parcel entitled "Lot 1" in the aforesaid Plat Book 85, Page 1; thence South 80° 21' 32" West 94.67 feet to a point; thence North 41° 38' 33" East 26.97 feet to a point; thence along a curve, said curve having a radius of 470.00 feet, an arc length of 138.82 feet, a chord bearing of North 33° 10' 51" East, and a chord distance of 138.32 feet to an existing iron pipe; thence along a curve, said curve having a radius of 470.00 feet, an arc length of 172.12 feet, a chord bearing of North 14° 13' 41" East and a chord distance of 171.16 feet to an existing iron pipe; thence North 03° 44' 13" East 775.63 feet to a point; thence along a curve, said curve having a radius of 530.00 feet, an arc length of 504.31 feet, a chord bearing of North 30° 59' 47" East, and a chord distance of 430.54 feet to a point; thence North 58° 15' 24" East 431.83 feet to a point; thence along a curve, said curve having a radius of 530.00 feet, an arc length of 56.06 feet, a chord bearing of North 61° 16' 50" East, and a chord distance of 56.03 feet to a point; thence along a curve, said curve having a radius of 530.00 feet, an arc length of 59.48 feet, a chord bearing of North 67° 31' 33" East and a chord distance of 59.45 feet to a point; thence North 70° 44' 29" East 368.84 feet to a point; thence along a curve, said curve having a radius of 470.00 feet, an arc length of 145.14 feet, a chord bearing of North 61° 53' 41" East, and a chord distance of 144.56 feet to a point; thence North 53° 02' 53" East 228.25 feet to a point; thence South 79° 58' 05" East 82.06 feet to a point; thence South 53° 02' 53" West 284.22 feet to a point; thence along a curve, said curve having a radius of 530.00 feet, an arc length of 163.67 feet, a chord bearing of South 61° 53' 41" West, and a chord distance of 163.02 feet to a point; thence South 70° 44' 29" West 368.84 feet to a point; thence along a curve, said curve having a radius of 470.00 feet, an arc length of 85.44 feet, a chord bearing of South 65° 32' 01" West, and a chord distance of 85.32 feet to a point; thence along a curve, said curve having a radius of 470.00 feet, an arc length of 16.98 feet, a chord bearing of South 59° 17' 27" West, and a chord distance of 16.98 feet to a point; thence South 58° 15' 21" West 431.88 feet to a point; thence along a curve, said curve having a radius of 470.00 feet, an arc length of 447.22 feet, a chord bearing of South 30° 59' 46" West, and a chord distance of 485.50 feet to a point; thence South 03° 44' 13" West 775.63 feet to a point; thence along a curve, said curve having a radius of 530.00 feet, an arc length of 304.18 feet, a chord bearing of South 19° 55' 21" West, and a chord distance of 300.02 feet to an existing concrete monument, such monument being the point and place of BEGINNING as shown on the map of Bass, Nixon & Kennedy, Inc., dated December 15, 1988, and being all of that right-of-way easement for ingress and egress heretofore conveyed by and described in those certain Easement Agreements recorded in Book 379, Page 796; Book 426, Page 700; and Book 379, Page 793 all Durham County Public Registry.