

Land Sale

Ground lease

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 MAR 13 04:06:18 PM
BK. 7455 PG. 795-797
DEED
FEE: \$26.00
EXCISE TAX: \$4,000.00
INSTRUMENT # 2014006738
SCEARNEL



2014006738

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,000.00
Tax Lot No. Out of 126417 Parcel Identifier No. 0822-05-19-8778

Mail after recording to: Grantee

This instrument was prepared by: Nicole S. Loeffler of Manning, Fulton & Skinner, P.A.

Brief description for the Index: 1.233 Acres, Guess Road

THIS DEED made this 18th day of February, 2014, by and between

GRANTOR	GRANTEE
HOLMES OIL COMPANY, INC. a North Carolina corporation	Y.K. REALTY CO., LLC, a New York limited liability company
100 Europa Drive, Suite 550 Chapel Hill, North Carolina 27517	2 Executive Drive, Suite 465 Fort Lee, New Jersey 07024

The property conveyed by this instrument does not include the primary residence of the Grantor.

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 that certain lot or parcel of land situated in City of Durham, Durham County, North Carolina and more particularly described as follows:

779300 JWH.23160.T26245

1

37²⁴ / SF

*Confirmed by E2/Holmes
to RWS
4/15/14*

*ground rate to
rent*

4% = 80,000 / yr. ground rent

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2456, Page 200, Durham County Registry.

A map showing the above described property is recorded in Plat Book ____, page ____, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to restrictions and easements of record affecting said property and to 2014 property taxes.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

HOLMES OIL COMPANY, INC.

By: Edward S. Holmes, Jr.
Edward S. Holmes, Jr., 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 or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward S. Holmes, Jr., President.

Date: 18th day of February, 2014.

Official Signature of Notary: Mary M. Clark
Notary's Printed or Typed Name: Mary M. Clark
My Commission Expires: October 3, 2018



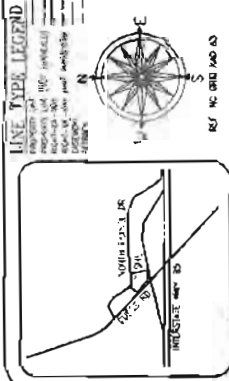
EXHIBIT A

BEGINNING at a new iron rod on the northerly margin of the right-of-way of Interstate Highway 85 (U.S. Highway 70 Bypass – variable width public right-of-way), said iron being the southwesterly corner of the North Pointe Associates Inc. property as described in Deed Book 1699, Page 421 of the Durham County Public Registry, said iron being furthermore located South 82°49'18" West, a distance of 59.29 feet along the northerly margin of the right-of-way of Interstate Highway 85 from an existing concrete monument, and runs thence from said BEGINNING point with the northerly margin of the right-of-way of Interstate Highway 85 South 82°49'18" West, a distance of 197.39 feet to an existing concrete monument at the intersection of the northerly margin of the right-of-way of Interstate Highway 85 with the easterly margin of the right-of-way of Guess Road (variable width public right-of-way); thence with the easterly margin of the right-of-way of Guess Road North 48°48'04" West, a distance of 110.33 feet to a point on the easterly margin of the right-of-way of Guess Road; thence with a new line the following two (2) courses and distances: 1.) North 41°11'56" East, a distance of 200.46 feet to a point; 2.) North 00°41'51" East, a distance of 84.83 feet to a point on the southerly margin of the right-of-way of North Pointe Drive (variable width public right-of-way); thence with the southerly margin of the right-of-way of North Pointe Drive the following two (2) courses and distances: 1.) with the arc of a circular curve to the left having a radius of 262.47 feet for an arc distance of 2.63 feet (chord: South 88°49'46" East 2.63 feet) to a new iron rod; 2.) South 89°07'00" East, a distance of 104.37 feet to a new iron rod at the northwesterly corner of the North Pointe Associates Inc. property as described in Deed Book 1699, Page 421 of said Registry; thence with the westerly line of the North Pointe Associates Inc. property South 07°50'04" East, a distance of 284.66 feet to the point and place of BEGINNING; containing 53,722 square feet or 1.233 acres, more or less, as shown on a survey by James Mauney & Associates, P.A. dated December 7, 2012, bearing File Number F-943, and being part of the property shown on the plat of the Kenan Oil Company Property as recorded in Plat Book 121, Page 78 of the Durham County Public Registry.

AND

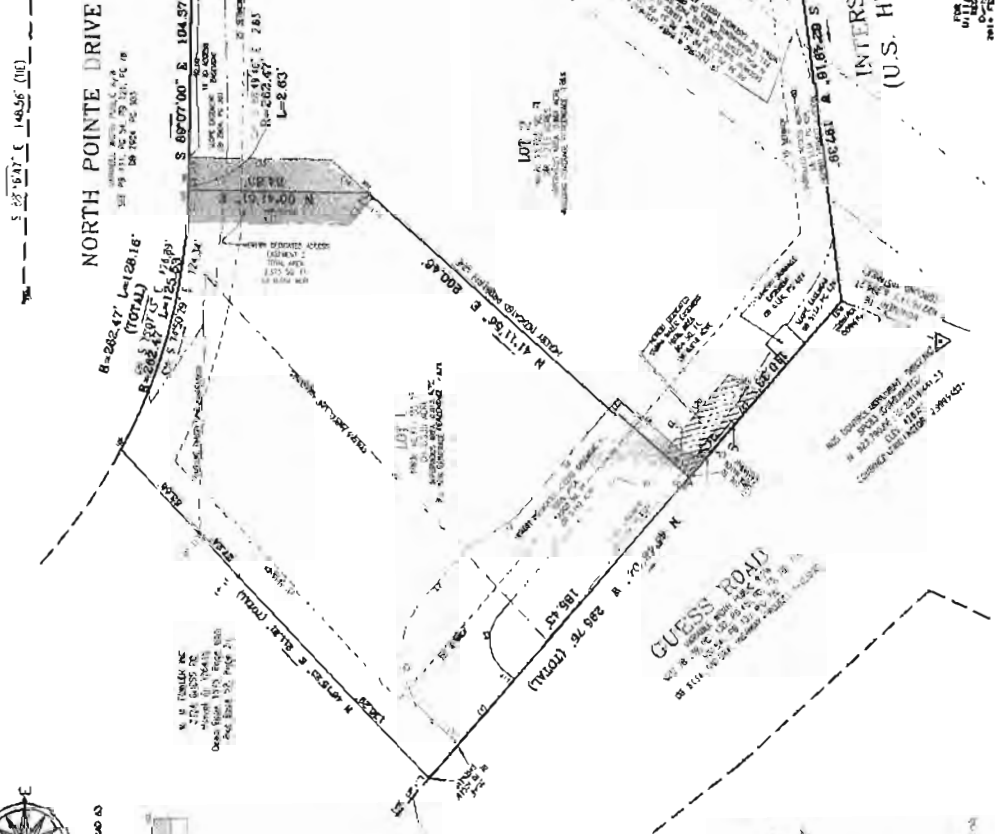
Being the same property as follows:

Being all of Lot 2 containing 1.223 acres as shown on the plat recorded in Plat Book 193, Pages 30 – 32, Durham County Registry.



LINE TYPE LEGEND
 DASHED LINE: PROPERTY LINE
 SOLID LINE: SURVEY LINE
 DOTTED LINE: EASEMENT LINE
 THICK SOLID LINE: RIGHT-OF-WAY LINE

TEXT LEGEND
 (1) SURVEY CENTER (MARK)
 (2) SURVEY POINT (MARK)
 (3) SURVEY POINT (MARK)
 (4) SURVEY POINT (MARK)
 (5) SURVEY POINT (MARK)
 (6) SURVEY POINT (MARK)
 (7) SURVEY POINT (MARK)
 (8) SURVEY POINT (MARK)
 (9) SURVEY POINT (MARK)
 (10) SURVEY POINT (MARK)



LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
1	N 49°27'29\"	17.34		
2	S 71°45'58\"	30.34		
3	S 71°45'58\"	30.34		
4	S 46°48'03\"	48.41		
5	S 46°48'03\"	48.41		
6	S 41°11'56\"	6.45		
7	N 49°27'29\"	17.34		
8	N 49°27'29\"	17.34		
9	N 20°10'18\"	27.53		
10	N 49°27'29\"	17.34		
11	S 46°48'03\"	48.41		
12	S 46°48'03\"	48.41		
13	S 41°11'56\"	6.45		
14	N 49°27'29\"	17.34		
15	N 49°27'29\"	17.34		
16	S 07°50'04\"	284.86		
17	S 07°50'04\"	284.86		
18	S 07°50'04\"	284.86		
19	S 07°50'04\"	284.86		
20	S 07°50'04\"	284.86		
21	S 07°50'04\"	284.86		
22	S 07°50'04\"	284.86		
23	S 07°50'04\"	284.86		
24	S 07°50'04\"	284.86		
25	S 07°50'04\"	284.86		

NOTES
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. ALL BEARINGS ARE TRUE BEARINGS.
 4. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED.
 5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TAX OFFICE AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 8. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE WATER AND SEWER DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC WORKS DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HEALTH DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 11. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE FIRE DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 12. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE POLICE DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 13. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SOCIAL SERVICES DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 14. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HUMAN SERVICES DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 15. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 16. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PLANNING AND ZONING DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 17. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE ENVIRONMENTAL DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 18. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITIES DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 19. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TRANSPORTATION DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 20. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECREATION DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 21. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CULTURAL AND RECREATION DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 22. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HISTORIC PRESERVATION DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 23. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE ARCHIVES AND HISTORIC PRESERVATION DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 24. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE LIBRARY AND ARCHIVES DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.
 25. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MUSEUMS AND HISTORIC PRESERVATION DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.

SCALE TABLE
 LOT 1 40.711 SQ FT OR 0.932 ACRES
 LOT 2 33,724 SQ FT OR 0.772 ACRES
 TOTAL AREA RECORDED ON THIS PLAT 94,433 SQ FT OR 2.169 ACRES

**INTERSTATE HIGHWAY 85
 (U.S. HIGHWAY 70 BYPASS)**



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 THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MUSEUMS AND HISTORIC PRESERVATION DEPARTMENT AND HAS FOUND NO RECORDS WHICH AFFECT THIS SURVEY.

PROPERTY MAP
 SCALE 1"=40'
 DATE OF SURVEY: February 19, 2018
 SURVEYOR: [Signature]
 COUNTY: [Blank]
 TOWN: [Blank]
 RANGE: [Blank]
 SECTION: [Blank]
 COUNTY: [Blank]
 STATE: [Blank]

NO. COMMISIONER'S OFFICES: October 3, 2018.
 COUNTY: [Blank]
 TOWN: [Blank]
 RANGE: [Blank]
 SECTION: [Blank]
 COUNTY: [Blank]
 STATE: [Blank]

