

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Oct 13 12:12 PM NC Rev Stamp: \$ 339.00  
Book: 8288 Page: 465 Fee: \$ 26.00  
Instrument Number: 2017036188  
DEED

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

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**Excise Tax:** \$339.00

**Parcel Ref No:** 194898 & 194893 (Tract 1) & 194900 (Tract 2)

**PIN:** 0870-04-71-2491 & 0870-04-72-3411 (Tract 1) & 0870-04-61-2223 (Tract 2)

**Brief Description for Index:** 2 Tracts

SEND TAX NOTICES AND BILLS TO: GRANTEE

MAIL After Recording To: GRANTEE

This Instrument Prepared By: Michael S. Yopp, Attorney at Law, P.A. (Michael S. Yopp, Esq.) (Without Title Examination or Certification and without the benefit of current survey)

**THIS DEED** is made as of the last date set forth in the notary acknowledgment(s) below, by and between

**CURRIN BROS. INC., a North Carolina corporation,  
GRANTOR,  
whose address is P.O. Box 547, Fuquay-Varina, North Carolina 27526,**

**TO**

**SIXTEEN TEN WOLFPACK LANE, a North Carolina General Partnership,  
GRANTEE, whose address is P.O. Box 97114, Raleigh, North Carolina 27624.**

     N/A      If checked, the property includes the primary residence of at least one of the Grantor; otherwise, note as "N/A"  
[Pursuant to N.C.G.S. § 105-317.2]

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 the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that/those certain lots, tracts or parcels of land situated in or near the City/Town of   N/A  , Carr Township, **DURHAM** County, North Carolina and more particularly described as follows:

**TRACT 1** (Parcel Ref No: 194898 / PIN: 0870-04-71-2491 and Parcel Ref No: 194893 / PIN: 0870-04-72-3411):  
Beginning at a point in the center of SR 1900, Coley Road, which point is N 27-38-56 E 100.99 feet and N 26-17-43 E 1.55 feet from the point where the center line of SR 1900 intersects the southern line of the herein described property; runs from said beginning point S 78-56-32 E 194.86 feet to an iron pipe found; runs thence N 20-49-30 E 908.11 feet to an iron pipe found; runs thence S 51-00-09 E 118.65 feet to an iron pipe found; runs thence N 36-13-36 E 828.44 feet to an iron pipe found; runs thence S 82-04-50 E 126.01 feet to an iron pipe found; runs thence N 46-28-49 E 45.77 feet to a point on a creek; runs thence along said creek, its center being the property line, N 49-36-02 E 49.03 feet, N 7-58-58 E 321.30

feet to a point in the south side of SR 1902, and continuing the same course 6.38 feet to a point in the right of way of SR 1902; runs thence inside said right of way S 36-51-55 E 347.44 feet to a point on the south side of said road right of way, and then leaving said right of way and continuing the same course 112.97 feet to a point; runs thence N 86-11-14 E 21 feet to an iron pipe found; runs thence S 40-29-40 W 170.56 feet to an iron pipe found which pipe witnesses the center of a creek which is the property line; runs thence along the center line of the creek witnessed by the following traverse lines as follows: S 64-24-31 E 241.34 feet to a hub and tack, S 38-25-31 E 282.31 feet to a hub and tack, S 61-02-47 E 275.50 feet to an iron pipe found, S 39-37-11 E 218.33 feet to an iron pipe found and S 17-06-44 E 178.12 feet to an iron pipe set; thence leaving said creek and running S 19-38-52 W 561 feet to an iron pipe found and S 18-08-52 W 456.31 feet to an iron pipe found; runs thence N 79-15-44 W 1439.69 feet to a point that is witnessed by an iron pipe found 12.80 feet to the north of said point, continuing the same course 688.18 feet to an iron pipe set on the east side of SR 1900 and continuing the same course 31.36 feet to a point in the center of SR 1900, Coley Road; and runs thence N 27-38-56 E 100.99 feet and N 26-17-43 E 1.55 feet to a point in the center of SR 1900, Coley Road, which is the point and place of BEGINNING, all according to a survey and map made by Kenneth Close, Inc., Land Surveyor, under date of 2-3-88 entitled "Property of Continental Land Sales, Inc., Carr Township, Durham County, North Carolina", recorded in Plat Book 117, Page 198, Durham County Registry, and containing all of the lots, tracts or parcels of land East of the center line of SR 1900 (Coley Road) as shown on said survey and map, the same being that 63.697 Acre Tract and that 2.026 Acre Tract as shown on said survey and map.

And being the same and all of the property described in the deed dated August 19, 1988, to Currin Bros. Inc., recorded in Book 1475, Page 428, Durham County Registry, less and except that portion of the property therein described lying and being West of the center line of SR 1900 (Coley Road) as shown on said survey and map (*i.e.*, less and except that 22.318 Acre Tract on the West side of SR 1900).

**TRACT 2** (Parcel Ref No: 194900 / PIN: 0870-04-61-2223):

All of the real property described in the deed dated March 21, 1994, to Currin Bros., Inc., recorded in Book 1961, Page 829, Durham County Registry, and more particularly described therein as follows:

Tract 1

Being all of Lot #1 having 345.30 front feet more or less on the east side of Coley Road (S.R. 1900) and containing 1.07 acres more or less as shown on the plat of the Property of E.C. Clayton by Credle Engineering Co., Inc., dated 3/4/80 and recorded in the Durham County Registry in Plat Book 97, Page 20, to which plat reference is herewith made for a more particular description of Lot # 1.

Tract 2

Being all of Lot #2 having 431.05 front feet more or less on the east side of Coley Road (S.R. 1900) and containing 1.39 acres more or less as shown on the plat of the Property of E.C. Clayton as per plat and survey by Credle Engineering Co., Inc., dated 3/4/80 and recorded in the Durham County Registry in Plat Book 97, Page 20, to which plat reference is herewith made for a more particular description of Lot #2.

Tract 3

The interest, if any, the Grantor has or may have in property that lies between the eastern margin of the right of way of Coley Road, S.R. 1900, as shown on the plat captioned Property of E.C. Clayton recorded in Plat Book 97, Page 20, Durham County Registry, and the centerline of the right of way of Coley Road, S.R. 1900, as it now exists. Tract 3 is conveyed by Grantor without warranty and as a quitclaim of the rights Grantor has or may have, if any, in Tract 3.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1475, Page 428 (Tract 1) and Book 1961, Page 829 (Tract 2)**.

A map showing the above described property is recorded in **Plat Book 117, Page 198 (Tract 1) and Plat Book 97, Page**

20 (Tract 2).

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 the Grantor covenants with the 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:

As to Tract 1: Right of Way of SR 1900 and SR 1902 crossing or adjoining said property; the 180 feet wide Carolina Power and Light Company easement crossing the property as shown on Plat Book 117, Page 198; Right of Way Agreement recorded in Book 1492, Page 396, all Durham County Registry.

As to Tract 2: Electric Line Right of Way Easement recorded in Book 213, Page 151; Right of Way Agreement recorded in Book 1492, Page 398; Electric transmission line easement recorded in Book 1080, Page 288, all Durham County Registry.

As to both Tracts: All valid and subsisting Easements, Restrictions, Covenants, Conditions and Rights-of-Way properly of record, if any, including any amendments or supplements thereto, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year set forth in the notary acknowledgment(s) below.

CURRIN BROS. INC., a North Carolina corporation

By:

[Signature] (SEAL)  
Glenn R. Currin, President

NOTARY ACKNOWLEDGMENT(S)

STATE OF NORTH CAROLINA, WAKE COUNTY.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Glenn R. Currin, President of Currin Bros. Inc., a North Carolina corporation, Grantor, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose(s) stated therein and in the capacity(ies) indicated.

Witness my hand and official stamp or seal, this 10/3 /17.

My Commission Expires: 10-08-2018

[Signature]  
Notary Public  
Notary Public Name Printed: MICHAEL S YOPP

