

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Apr 18 10:04 AM NC Rev Stamp: \$ 3000.00  
Book: 8404 Page: 36 Fee: \$ 26.00  
Instrument Number: 2018012586  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 3,000.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: HIGGINS BENJAMIN, PLLC, 301 N. Elm Street, Suite 800, Greensboro, NC 27401

This instrument was prepared by: HUNTER HIGGINS MILES ELAM & BENJAMIN, PLLC. Title Not Examined

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 18th day of April, 2018, by and between

**GRANTOR**  
D.H. AND THE SUPER SEVEN, LLC  
4716 Hilltop Road  
Greensboro, NC 27607

**GRANTEE**  
D.H. GRIFFIN INFRASTRUCTURE, LLC  
4716 Hilltop Road  
Greensboro, NC 27607

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Durham, Carr and Oak Grove Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein for reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7302 page 931.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

Submitted electronically by "Higgins Benjamin, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 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:

This conveyance is subject to all easements, rights of way and restrictions of record, if any, and ad valorem taxes for the current year.

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

D.H. AND THE SUPER SEVEN, LLC (SEAL)
By: [Signature] (Entity Name) Print/Type Name:
Print/Type Name & Title: , Manager Print/Type Name:
By: Print/Type Name & Title: Print/Type Name:
By: Print/Type Name & Title: Print/Type Name:

State of - County or City of
I, the undersigned Notary Public of the County or City of and State aforesaid, certify that
personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of
, 20.

My Commission Expires: Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of - County or City of
I, the undersigned Notary Public of the County or City of and State aforesaid, certify that
personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of
, 20.

My Commission Expires: Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of FORSYTH
I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that
D.H. GRIFFIN, SR. personally came before me this day and acknowledged that
he is the Manager of D.H. AND THE SUPER SEVEN, LLC, a North Carolina or
corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18th day of April, 2018.

My Commission Expires: 11-27-20 Notary Public
(Affix Seal) Notary's Printed or Typed Name

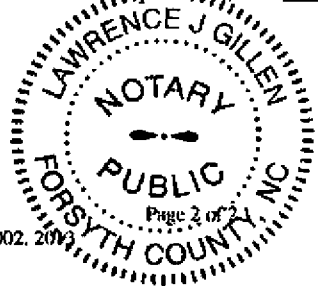


EXHIBIT A  
TO  
DEED FROM D.H. AND THE SUPER SEVEN, LLC  
TO D.H. GRIFFIN INFRASTRUCTURE, LLC

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 Bordan 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 91.73 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 Grantor 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 Grantor 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 Grantor 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.

Tracts Three and Four were conveyed to Grantor by Deed recorded in book 426, Page 742, 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  $01^{\circ} 29' 47''$  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  $76^{\circ} 57' 26''$  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  $21^{\circ} 19' 16''$  East 60.63 feet to a point; thence South  $76^{\circ} 57' 26''$  East 1,083.67 feet to a point; thence South  $03^{\circ} 20' 20''$  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  $41^{\circ} 47' 17''$  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  $86^{\circ} 54' 42''$  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  $13^{\circ} 01' 04''$  West, and a chord distance of 72.95 feet to a point; thence North  $03^{\circ} 20' 20''$  East 395.89 feet to a point; thence North  $76^{\circ} 57' 26''$  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  $01^{\circ} 05' 38''$  East 29 feet to an existing iron pipe; thence South  $87^{\circ} 17' 16''$  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  $69^{\circ} 20' 11''$  West, and a chord distance of 103.62 feet to a point; thence South  $45^{\circ} 57' 38''$  West 60.25 feet to a point; thence North  $01^{\circ} 04' 43''$  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  $80^{\circ} 21' 32''$  West 94.67 feet to a point; thence North  $41^{\circ} 38' 33''$  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  $33^{\circ} 10' 51''$  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  $14^{\circ} 13' 41''$  East and a chord distance of 171.16 feet to an existing iron pipe; thence North  $03^{\circ} 44' 13''$  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  $30^{\circ} 59' 47''$  East, and a chord distance of 430.54 feet to a point; thence North  $58^{\circ} 15' 24''$  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  $61^{\circ} 16' 50''$  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  $67^{\circ} 31' 33''$  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.

ALL OF THE ABOVE TRACTS VESTED IN GRANTOR BY OPERATION OF LAW PURSUANT TO CORPORATE MERGER OF BORDEN BRICK AND TITLE COMPANY INTO CHEROKEE SANFORD GROUP, INC., (now Cherokee Sanford, Inc.) (Certificate of Merger recorded in Book 1500, Page 494, Durham County Registry).