

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Nov 15 08:52 AM NC Rev Stamp: \$ 520.00
Book: 8309 Page: 148 Fee: \$ 26.00
Instrument Number: 2017040173
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 520.00

Parcel Identifier _____ . Verified by _____ County on the ____ day of _____,
20_____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC

Brief description for the Index:

THIS DEED made effective as of the 13 day of November, 2017, by and between

GRANTOR	GRANTEE
<p>Akron Properties Limited Partnership, a North Carolina limited partnership (a/k/a Akron Properties, a North Carolina limited partnership, a/k/a Akron Properties)</p> <p>1816 Front Street, #110 Durham NC 27705</p>	<p>Durham Building Company, LLC, a North Carolina limited liability company</p> <p>3725 Stonegate Drive Durham, NC 27705</p>

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, _____ Township, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached and incorporated herein by reference.

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

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

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

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:

Ad valorem taxes for 2017 and subsequent years, utility easements, unviolated restrictive covenants that do not materially affect the value of the Property; and matters as shown on recorded plats.

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

Akron Properties Limited Partnership, a North Carolina limited partnership

BY: Stratford Contractors, Inc., a North Carolina corporation, its General Partner

BY: William Kimball Griffin, Jr. (SEAL)
William Kimball Griffin, Jr., President

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: William Kimball Griffin, Jr.

Date: November 13, 2017

(Affix Official Seal below)

W.A.A.
Official Signature of Notary Public
Notary Public

Print Name: William A. Anderson III

My commission expires: 2/2/19

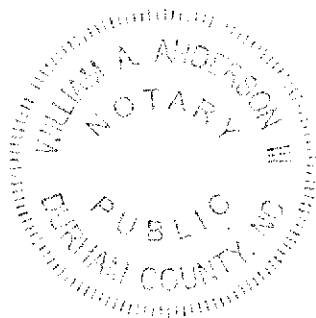


EXHIBIT A**Tract 1; 2808 W. Main St., Durham, NC 27705; PID: 104150**

BEGINNING at a stake on the east side of Mulberry Street and in the East right-of-way line of the Southern Railroad 200 feet in a northerly direction from the north side of Crabtree Street, and running thence North 71 degrees 37' East 117 feet to a stake; thence North 31 degrees West 57.4 feet to a stake; thence South 66 degrees 4' West 108.7 feet to a stake on the east side of Mulberry Street; thence along and with the east side of said Mulberry Street South 23 degrees East 45.4 feet to a stake, the place and point of beginning, as per plat and survey of the R.M. Jones Estate now on file in the Office of the Register of Deeds of Durham County in Plat Book 30 at Page 152, to which reference is hereby made for a more particular description of same, and being known as 2808 Mulberry Street, Durham, North Carolina (now known as West Main Street).

Prior deed reference: 7295, Page 265, Durham County Registry.

Tract 2; 2810 W. Main St., Durham, NC 27705; PID: 104149

BEGINNING at an iron stake in the East right-of-way line of West Main Street (formerly Mulberry Street) said iron stake being located 245.4 feet in a northerly direction from the North right-of-way line of Trent Street (formerly Crabtree Street) as shown on the plat hereinafter referred to, and running thence along and with the East right-of-way line of West Main Street (formerly Mulberry Street) North 23 deg. 00' West 43.5 feet to an iron stake, the control corner; thence along and with the southern property line of the lot now or formerly owned by Paul Wesley Jones and Ellen Ruth Jones North 67 deg. 17' East 102.5 feet to an iron stake; thence South 31 deg. 00' East 42.4 feet to a stake in the northern property line of the lot now or formerly owned by Leon Jones and Pelton Noell Jones; thence along and with the said Jones' northern property line South 66 deg. 04' West 108.7 feet to an iron stake on the East side of West Main Street (formerly Mulberry Street), the point and place of BEGINNING, as shown on survey entitled "R.M. Jones Estate", by Hunter Jones, C.E., dated December 1955 and recorded in Plat Book 30, at Page 152, Durham County Registry, to which plat reference is hereby made for a more particular description of the same.

Prior deed referencce: Book 5834, Page 245, Durham County Registry.

Tract 3; 2812 W. Main St., Durham, NC 27705; PID: 104148

BEGINNING at a stake on the east side of Mulberry Street and in the right-of-way line of the Southern Railroad 288.9 feet in a northerly direction from the north side of Crabtree Street, and running thence North 67 deg. 17' East 102.5 feet to a stake; thence North 31 deg. West 67.4 feet to a stake; thence South 52 deg. West 96.5 feet to a stake on the east side of Mulberry Street; thence along and with the east side of Mulberry Street South 23 deg. East 42 feet to a stake, the place and point of BEGINNING, as per plat and survey of the R.M. Jones Estate now on file in the Office of the Register of Deeds of Durham County in Plat Book 30, at Page 152, to which reference is hereby made for a more particular description of the same, and being commonly known as 2812 Mulberry Street (now known as West Main Street).

Prior deed reference: Deed Book 2451, Page 738, Durham County Registry.

Tract 4; 2717 Edmund St., Durham, NC 27705; PID: 104160

BEING all of Lot 27 of the R.M. Jones Estate as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 3A at Page 89, to which reference is hereby made for a more particular description of the same.

Prior deed reference: 7183, Page 700, Durham County Registry.