

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Mar 28 01:45 PM NC Rev Stamp: \$ 3960.00
Book: 8621 Page: 860 Fee: \$ 26.00
Instrument Number: 2019009499
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,960.00

Parcel Identifier No. Out of 132199 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: Lot A, 6.500 acres – PB 200 Page 266

THIS DEED made this 18th day of March 2019, by and between

GRANTOR

Charlestowne Durham, LLC,
a North Carolina limited liability company

ADDRESS: P.O. Box 52328
Durham, NC 27717

GRANTEE

RP Ross Road, LLC
a North Carolina limited liability company

ADDRESS: 110 East Geer Street
Durham, NC 27701

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

BEING all of Lot A, containing 6.500 acres, more or less, as shown on a plat of survey entitled, "Final Plat of Minor Subdivision – Charlestowne Durham LLC" prepared by Thomas A. Tellup, PLS, dated December 12, 2018, of record at Plat Book 200 Page 266, Durham County Registry, to which plat reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5558, Page 91, Durham County Registry.

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

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, other than the following exceptions:

- 1. Ad valorem taxes for 2019 and subsequent years;
- 2. Zoning ordinances affecting the property;
- 3. Easements and restrictions of record.

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

Charlestoyne Durham, LLC (SEAL)

By: Miriam A. Wellons
Miriam A. Wellons, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: Miriam A. Wellons

Witness my hand and Notarial stamp or seal this 28 day of March, 2019.

My Commission Expires: May 07, 2022

(Affix Seal)

Yanira Chavez Cabrera
Yanira Chavez Cabrera Notary Public
Notary's Printed or Typed Name

YANIRA CHAVEZ CABRERA
Notary Public, North Carolina
Durham County
My Commission Expires
May 07, 2022