

Buildings Sale

Downtown Durham

*First Floor
EVENT SPACE
UPPER-OFFICE
202106-DDC*

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 APR 22 03:43:08 PM
BK: 7476 PG: 995-997
DEED
FEE: \$26.00
EXCISE TAX: \$3,600.00
INSTRUMENT # 2014010951
SCARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,600.00

Parcel Identifier No. 102935 Verified by _____ County on the ___ day of _____, 20
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Bradshaw & Robinson, LLP, P. O. Box 607, Pittsboro, NC 27312

Brief description for the Index: _____

THIS DEED made this 17th day of April, 2014, by and between

GRANTOR

GRANTEE

300 E. Main Street, LLC
a North Carolina limited liability company
71001 Wilkinson
Chapel Hill, NC 27517

David P. Revere

MAVERICK MOJO, LLC
a North Carolina limited liability company
1220 Dawson Rd.
Chapel Hill, NC 27516

Kimberly J. Jenkins, Trustee.

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5557, Page 577, Durham County Registry.

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 184, Page 53, Durham County Registry.

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:

All easements, encumbrances, rights-of-way and restrictions of record.

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

300 E. MAIN STREET, LLC

(Entity Name)

By: [Signature]
David P. Revere, Manager

State of North Carolina - County or City of Chatham

I, the undersigned Notary Public of the County of Chatham and State aforesaid, certify that DAVID P. REVERE personally came before me this day and acknowledged that he is the Manager of 300 E. MAIN STREET, LLC, a North Carolina limited liability company, 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 17th day of April, 2014.

My Commission Expires: 3-3-2016
(Affix Seal)

Amy M. Meacham
Amy M. Meacham Notary Public
Notary's Printed or Typed Name

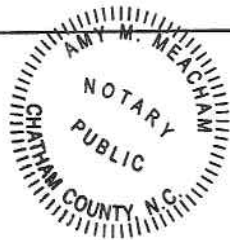


EXHIBIT A
Legal Description

BEGINNING at the southeast corner of the intersection of Roxboro Street (a 65' public right of way) and Main Street (a 60' public right of way), said beginning point lying S 19-19-03 E 52.95 feet from the nail set for the intersection tie, and running thence along and with the southern boundary of Main Street S 53-27-00 E 110.00 feet to nail; thence leaving the southern boundary of Main Street and running along the centerline of a common wall S 36-30-00 W 116.64 feet to a computed point in the northern boundary of a 30' public alley; thence running along and with the northern boundary of said 30' public alley N 53-30-00 W 110.35 feet to a computed point in the eastern boundary of Roxboro Street; thence running along and with the eastern boundary of Roxboro Street N 36-41-00 E 116.75 feet to the place and point of BEGINNING, and being one tax parcel having Durham County PID 102935, comprised of Tract 1 containing .13 acres and Tract 2 containing .16 acres, all as shown on the plat entitled "Final Plat Recombination Plat for: 300 East Main Street, LLC," dated August 20, 2008 by S.D. Puckett & Assoc., Inc., and recorded in Plat Book 184, Page 53, Durham County Registry.