

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2016 Sep 28 12:47 PM NC Rev Stamp: \$ 2990.00  
 Book: 8030 Page: 590 Fee: \$ 26.00  
 Instrument Number: 2016033540  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,990.00

Parcel Identifier No. 130465 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, PA (Without Title Exam or Tax Advice)

Brief description for the Index: 2.27 Acres, Croasdaile Drive

THIS DEED made this 27<sup>th</sup> day of September, 2016 by and between

GRANTOR

GRANTEE

**3000 CROASDAILE, LLC, a North Carolina limited liability company**

**Bull City Innovations, LLC, a North Carolina limited liability company**

**4104 Atlantic Ave., Ste. 140  
 Raleigh, NC 27604**

**3000 Croasdaile Drive, Ste 100  
 Durham, NC 27705**

Enter in the appropriate block for each party: name, 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, and 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, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4325 page 543. 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 "Nexsen Pruet LLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

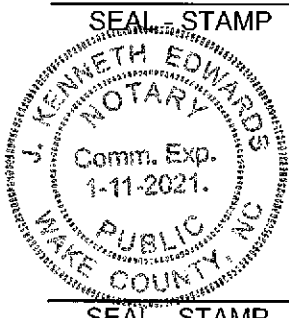
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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:

2016 ad valorem taxes, Covenants, Conditions and restrictions of record, if any.

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

\_\_\_\_\_  
 3000 Croasdaile, LLC (SEAL)  
 \_\_\_\_\_  
 (Entity Name)  
 By: \_\_\_\_\_ (SEAL)  
 Title: A. E. Nivison, Manager  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_



State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that A. E. Nivison personally came before me this day and acknowledged that he is the Manager of 3000 Croasdaile, LLC a North Carolina limited liability company, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp this 27<sup>th</sup> day of September, 2016.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public J. Kenneth Edwards

SEAL - STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
 Register of Deeds for \_\_\_\_\_ County.

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

## Legal Description of Property

BEGINNING at an iron pin, having North Carolina Grid Coordinates N(y)=828,745.01 and E(x)=2,016,342.73, said iron pin being located South 67° 21' 42" West 12,369.83 feet from the North Carolina Grid System Monument entitled "Carver" having North Carolina Grid Coordinates N(y)=833,506.32 and E(x)=2,027,759.50;

thence from said point of Beginning along and with the western property line of property now or formerly owned by Croasdaile Country Club, Inc. as described in Deed Book 1142, Page 270, Durham County Registry, South 28° 50' 06" East 208.62 feet to an existing iron pin;

thence along and with said western property line of the property now or formerly owned by Croasdaile Country Club, Inc. South 45° 04' 18" East 66.96 feet to an existing iron pin;

thence along and with said western property line of the property now or formerly owned by Croasdaile Country Club, Inc. South 34° 26' 04" East 142.71 feet to an existing iron pin located on the northern right-of-way line of Croasdaile Drive;

thence along and with said northern right-of-way line of Croasdaile Drive South 68° 37' 10" West 8.17 feet to an exiting nail;

thence along and with said northern right-of-way line of Croasdaile Drive South 72° 53' 50" West 25.10 feet to an existing iron pin;

thence along and with said northern right-of-way line of Croasdaile Drive South 73° 04' 30" West 277.81 feet to an existing iron pin, said pin being located at the southeastern corner of the property now or formerly owned by Jack E. Hunnell as described in Deed Book 2337, Page 703, Durham County Registry;

thence along and with the eastern property line of said property now or formerly owned by Jack E. Hunnell North 17° 11' 34" West 398.76 feet to a nail, said nail being located at the northeastern corner of said property now or formerly owned by Jack E. Hunnell;

thence along and with the southern property line of the property now or formerly owned by Croasdaile Country Club, Inc. as described in Deed Book 1142, Page 270, Durham County Registry, North 72° 42' 55" East 195.34 feet to an existing iron pin, said iron pin being the point and place of BEGINNING, containing approximately 2.27 acres and being the same property as shown on the survey entitled "Property of Bird In Hand, LLC (3000 Croasdaile Drive)" dated March 25, 2004, and prepared by Newcomb Land Surveyors, LLC.

BEING the same property as Lots 1 and 2 as shown on that survey entitled "Property of Mrs. Herbert J. Fox and Croasdaile, Inc." dated August 8, 1979, prepared by Credle Engineering Co., Inc., and recorded in Plat Book 97, Page 66, Durham County Register of Deeds.