

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Aug 23 01:18 PM
Book: 8734 Page: 148
NC Rev Stamp: \$ 10000.00 Fee: \$ 26.00
Instrument Number: 2019030236
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 10,000.00

Parcel Identifier No. 150246 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Hyer Tract 63.855 acres, more or less

THIS DEED made this 20th day of August, 2019, by and between

GRANTOR	GRANTEE
Robert C. Hyer Revocable Trust dated April 21, 2004, by Sarah H. Chagaris as Trustee (as to a 1/2 undivided interest in the property)	EPCON SOUTHPOINT, LLC a North Carolina limited liability company
and	Mailing Address: 500 Stonehenge Parkway Dublin, OH 43017
Charlotte A. Hyer Revocable Trust dated April 21, 2004, by Sarah H. Chagaris as Trustee (as to a 1/2 undivided interest in the property)	Property Address: Atkins Heights Blvd. Durham, NC
Address: 2518 Levi Lane Bahama, NC 27503	

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.

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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 attached Exhibit A for legal description and
Exhibit B for Certification of Trust for Robert C. Hyer and
Exhibit C for Certification of Trust for Charlotte A. Hyer**

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4570, Page 37 and Book 4570, Page 41.

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:

Subject to all easements, restrictions and rights-of-way of record.

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

Robert C. Hyer Revocable Trust dated
April 21, 2004

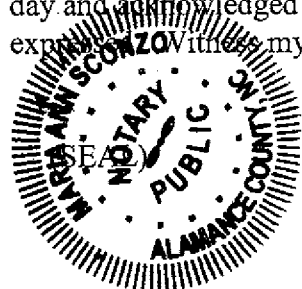
Charlotte A. Hyer Revocable Trust
dated April 21, 2004

By: Sarah H. Chagaris (SEAL)
Sarah H. Chagaris, Trustee

By: Sarah H. Chagaris (SEAL)
Sarah H. Chagaris, Trustee

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Sarah H. Chagaris as Trustee of Robert C. Hyer Revocable Trust dated April 21, 2004** and **Sarah H. Chagaris as Trustee of Charlotte A. Hyer Revocable Trust dated April 21, 2004**, personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22 day of August, 2019.



Sign: Maria Ann Sconzo
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

EXHIBIT A

Beginning at an existing iron pipe having NAD 83(2011) N.C. Grid Coordinates of Northing:779,344.814 and Easting:2,018,945.104, said pipe being located N 70°35'34" W a distance of 16,926.14 feet from N.C.G.S. Monument "HOPSON", said monument having the following NAD 83 (2011) N.C. Grid Coordinates of Northing:773,721.040 and Easting:2,034,908.250; thence from the beginning S 31°43'47" E a distance of 57.30 feet to an existing iron pipe; thence S 31°03'16" E a distance of 56.40 feet to an existing iron pipe; thence S 29°34'08" E a distance of 421.17 feet to an set iron pipe; thence S 24°56'40" E a distance of 440.17 feet to an existing angle iron; thence S 24°03'06" E a distance of 636.69 feet to an existing rebar; thence S 01°56'44" W a distance of 498.80 feet to an existing iron pipe; thence N 89°10'57" W a distance of 1557.63 feet to a set iron pipe on the northern right of way the American Tobacco Trail as recorded in Deed Book 2513, Page 343 of the Durham County Registry; thence with the right of way of American Tobacco Trail along a curve to the left having an arc length of 390.46', a radius of 3869.83', a chord bearing and distance of N 44°33'08" W 390.30' to a set iron pipe in the centerline of Crooked Creek; thence leaving the right of way of American Tobacco Trail with the centerline of Crooked Creek the Following forty-eight (48) calls N 09°12'18" E a distance of 70.98 feet to a point; thence N 15°37'23" E a distance of 28.35 feet to a point; thence N 07°16'26" E a distance of 23.76 feet to a point; thence N 12°44'38" W a distance of 12.35 feet to a point; thence N 16°05'39" W a distance of 36.74 feet to a point; thence N 07°43'08" W a distance of 43.23 feet to a point; thence N 43°21'13" E a distance of 44.04 feet to a point; thence N 01°31'20" W a distance of 11.88 feet to a point; thence N 01°36'41" W a distance of 129.46 feet to a point; thence N 42°43'56" E a distance of 25.00 feet to a point; thence N 07°13'32" E a distance of 41.17 feet to a point; thence N 14°58'08" W a distance of 14.88 feet to a point; thence N 00°53'06" E a distance of 30.92 feet to a point; thence N 24°49'59" E a distance of 59.76 feet to a point; thence N 11°38'39" W a distance of 39.11 feet to a point; thence N 37°07'10" E a distance of 35.91 feet to a point; thence N 44°59'36" E a distance of 63.94 feet to a point; thence N 51°55'03" E a distance of 30.58 feet to a point; thence N 26°39'04" E a distance of 47.77 feet to a point; thence N 61°03'38" E a distance of 67.18 feet to a point; thence N 81°49'00" E a distance of 51.73 feet to a point; thence N 29°30'04" E a distance of 11.90 feet to a point; thence N 28°25'30" W a distance of 27.24 feet to a point; thence N 27°11'46" W a distance of 53.61 feet to a point; thence N 38°25'40" W a distance of 87.40 feet to a point; thence N 28°41'09" W a distance of 33.17 feet to a point; thence N 02°18'19" W a distance of 20.68 feet to a point; thence N 21°00'00" E a distance of 37.27 feet to a point; thence N 04°33'34" W a distance of 53.25 feet to a point; thence N 46°47'21" E a distance of 78.22 feet to a point; thence N 15°09'14" E a distance of 45.31 feet to a point; thence N 09°25'39" E a distance of 76.10 feet to a point; thence N 10°11'40" E a distance of 21.74 feet to a point; thence N 25°59'43" E a distance of 25.42 feet to a point; thence N 23°06'52" E a distance of 47.31 feet to a point; thence N 37°31'35" E a distance of 54.63 feet to a point; thence N 19°57'04" W a distance of 66.17 feet to a point; thence N 67°57'51" E a distance of 47.18 feet to a point; thence N 64°42'12" E a distance of 35.87 feet to a point; thence N 14°29'59" E a distance of 25.46 feet to a point; thence N 41°52'36" W a distance of 32.98 feet to a point; thence N 25°19'03" E a distance of 64.83 feet to a point; thence N 23°58'32" W a distance of 27.23 feet to a point; thence N 04°51'34" W a distance of 58.14 feet to a point; thence N 33°04'39" W a distance of 25.91 feet to a point; thence N 31°21'31" E a distance of 55.35 feet to a point; thence N 60°08'48" E a distance of 81.05 feet to a point; thence N 84°25'42" E a distance of 56.59 feet to a point; thence leaving the centerline of Crooked Creek S 79°56'26" E a distance of 611.99 feet to the point of beginning containing 2,781,509 square feet or 63.855 acres more or less, as shown on a map entitled "Hyer Tract, 63.855 acres" by The John R. McAdams Company, Inc., dated July 10, 2018, to which reference is hereby made.

EXHIBIT B

State of North Carolina

CERTIFICATION OF TRUST

County of Durham

Sarah H. Chagaris, Successor Trustee of the Robert C. Hyer Revocable Trust dated April 21, 2004, gives this certificate to induce Epcon Southpoint, LLC to purchase the 63.855 acres property at Atkins Heights Blvd. in Durham, North Carolina, from the Robert C. Hyer Revocable Trust dated April 21, 2004.

The Robert C. Hyer Revocable Trust dated April 21, 2004 was signed into existence on or about April 21, 2004 by Robert C. Hyer as Trustee and Settlor. Upon the death of Robert C. Hyer, Sarah H. Chagaris became sole Successor Trustee and serves in that capacity. Her address is 2518 Levi Lane, Bahama, NC 27503.

The Trustee is empowered to convey real estate.

Title to this trust real property was obtained by deed recorded in Book 4570 at Page 37, Durham County Registry on October 7, 2004.

The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

The Trust's taxpayer identification number is an EIN # number of Robert C. Hyer .

It is understood that Epcon Southpoint, LLC will rely on this Certification of Trust in purchasing the real property.

Sarah H. Chagaris

Sarah H. Chagaris, Successor Trustee

Sworn to and subscribed before me, this the 22 day of August, 2019.

Sign: Maria Ann Sconzo Notary Public

Print Notary Name: Maria Ann Sconzo

My Commission Expires: 6/2/2023

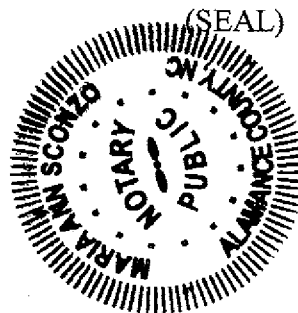


EXHIBIT C

State of North Carolina

CERTIFICATION OF TRUST

County of Durham

Sarah H. Chagaris, Successor Trustee of the Charlotte A. Hyer Revocable Trust dated April 21, 2004, gives this certificate to induce Epcon Southpoint, LLC to purchase the 63.855 acres property at Atkins Heights Blvd. in Durham, North Carolina, from the Charlotte A. Hyer Revocable Trust dated April 21, 2004.

The Charlotte A. Hyer Revocable Trust dated April 21, 2004 was signed into existence on or about April 21, 2004 by Charlotte A. Hyer as Trustee and Settlor. Upon the death of Charlotte A. Hyer, Robert C. Hyer became Trustee and upon his death Sarah H. Chagaris became sole Successor Trustee and serves in that capacity. Her address is 2518 Levi Lane, Bahama, NC 27503.

The Trustee is empowered to convey real estate.

Title to this trust real property was obtained by deed recorded in Book 4570 at Page 41, Durham County Registry on October 7, 2004.

The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

The Trust's taxpayer identification number is an EIN number of Charlotte A. Hyer.

It is understood that Epcon Southpoint, LLC will rely on this Certification of Trust in purchasing the real property.



Sarah H. Chagaris, Successor Trustee

Sworn to and subscribed before me, this the 22 day of August, 2019.

Sign: , Notary Public

Print Notary Name: Maria Ann Sconzo

My Commission Expires: 6/2/2023

