

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jul 31 03:22 PM NC Rev Stamp: \$ 1489.00
Book: 8479 Page: 17 Fee: \$ 26.00
Instrument Number: 2018026762
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$1489.00

Return to: Grantee

Parcel ID Number: Lot 11: 105101, Lot 12: 105102

THIS DEED made this 30 day of July, 2018 by and between

GRANTOR

HopeSpring Village
A North Carolina Non-Profit Corporation
PO Box 4466
Cary, NC 27519

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

Realty Ministries, Inc.
A North Carolina Non-Profit Corporation
PO Box 242
Durham, NC 27702

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

See EXHIBIT A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7332, Page 674, as well as 7592, Page 791 Durham County Registry.

The Right of First Refusal in favor of North Street Community set forth in Article XIII Section 8 of the Declaration of Covenants and Restrictions for North Street Community has been waived by the Association at the July 20, 2018 North Street Home Owners Association Meeting as reflected in the meeting minutes attached hereto as Exhibit A1 and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2018 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

HopeSpring Village
a North Carolina Non-Profit Corporation

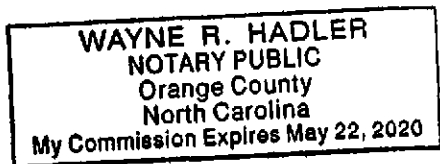
By Lorraine Z. Leahy - Chairman
Lorraine Z. Leahy, Chairman of the Board
of Directors

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R Hadler, Notary Public for the County of ORANGE, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lorraine Z. Leahy, Chairman.

Witness my hand and official stamp or seal, this the 30 day of July, 2018.



Wayne R Hadler
Notary Public
My Commission Expires:

EXHIBIT "A"

BEING ALL OF LOTS 11 AND 12 PER PLAT OF SURVEY
THEREOF TITLED "PLAT SHOWING RE-SUBDIVISION – PART
OF R.H. RIGSBEE PROPERTY – SEE P.B. 12-35-APRIL 1938 –
NOW NORTHWOOD REALTY CO., INC. FOR CONVEYANCE TO
~~NORTHWOOD HOUSING CORP.~~" BY GEO. C. LOVE,
REGISTERED ENGINEER, DATED FEBRUARY 2, 1942 AND
RECORDED AUGUST 22, 1942, IN PLAT BOOK 14, PAGE 89,
DURHAM, COUNTY REGISTER OF DEEDS, TO WHICH
REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR
DESCRIPTION OF SAME.

Parcel ID Numbers:

Lot 11: 105101

Lot 12: 105102

EXHIBIT "A1"

North Street Home Owners Association Meeting Minutes

Date: July 20, 2018

Present: Sandy Demeree, Dennis Papinchak, Betsy MacMichael, Don Hoover, Bo Harrison, John Morris, Denise Wilson, Traci Hoover, Catherine Preston, Steve Wilson, Lori Easterlin, Louise Morris, Jeff McSwain, Margot Starbuck

Finances

The Meeting minutes have been redacted except to show the agenda item and vote.

Sale of Friendship House

o Votes to waive the 21 days notice requirement, and to waive our rights of first refusal to purchase 304 and 306 Northwood Circle all passed unanimously

Respectfully submitted by Catherine G. Preston 7/20/2018