

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Dec 20 12:32 PM**  
**Book: 9565 Page: 283**  
NC Rev Stamp: \$ 950.00 Fee: \$ 26.00  
Instrument Number: 2021064559  
DEED

This instrument prepared by: Kennon Craver, PLLC (without benefit of title examination)  
Mail after recording to: Grantee

Excise Tax: \$950.00

PID: 112481

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

THIS DEED is made this 9<sup>th</sup> day of December, 2021, by and between:

GRANTOR:           Garey Ray Cooke, and spouse Rebecca Byrd Cooke; and  
                          Beverly Cooke Jones, and spouse Robert James Jones, Jr.  
  
                          7409 Mine Shaft Road  
                          Raleigh, NC 27615

GRANTEE:           AB2C OPP NC LLC, a North Carolina limited liability company  
  
                          304 S. Driver Street  
                          Durham, NC 27703

Property Address: 304 S. Driver Street Durham, NC 27703

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

KC# 453274

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. Zoning ordinances affecting the property;
2. 2021 and subsequent years ad valorem taxes;
3. Matters shown on recorded Plat Book 4 at Page 20; Plat Book 8 at Page 211; Plat Book 39 at Page 10; Plat Book 57 at 103; and Plat Book 95 at Page 29;
4. Rights of adjoining lot owners to the lateral support and encroachment of the party walls situate on side lot lines;
5. Party Wall Agreement recorded in Book 173 at Page 403 and Book 996 at Page 60;
6. Matters that would be shown by a current and accurate survey.

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

Grantors Rebecca Byrd Cooke and Robert James Jones, Jr. join in this conveyance solely to release any marital interest he/she may have, and provides no warranties as to title of any kind, either express or implied.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

*[Signature and Acknowledgment Page Follows]*

[Signature Page to Deed]

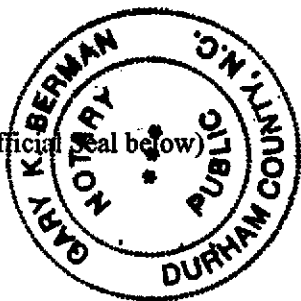
GRANTOR:

Garey Ray Cooke (SEAL)  
Garey Ray Cooke

State of NC County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Garey Ray Cooke

Date: December 13, 2021



(Affix Official Seal below)

Gary K. Berman  
Official Signature of Notary Public  
Notary Public

Print Name: Gary K. Berman

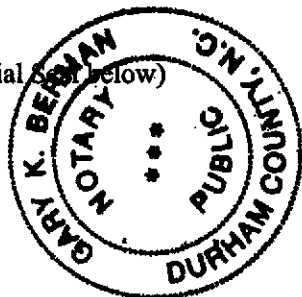
My commission expires: January 8, 2023

Rebecca Byrd Cooke (SEAL)  
Rebecca Byrd Cooke

State of NC County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Rebecca Byrd Cooke

Date: December 13, 2021



(Affix Official Seal below)

Gary K. Berman  
Official Signature of Notary Public  
Notary Public

Print Name: Gary K. Berman

My commission expires: January 8, 2023

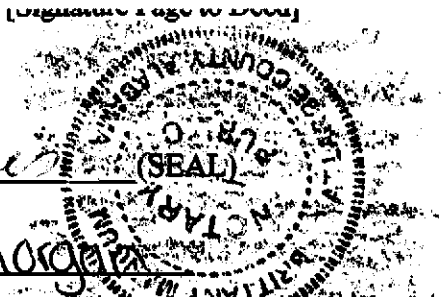
GRANTOR:

Beverly Cooke Jones  
Beverly Cooke Jones

State of Alabama County of Morgan

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Beverly Cooke Jones

Date: December 9<sup>th</sup>, 2021



(Affix Official Seal below)

Brittany Mangum  
Official Signature of Notary Public  
Notary Public

Print Name: Brittany Mangum

My commission expires: 04/24/2023

Robert James Jones, Jr. by Beverly Cooke Jones (SEAL)  
(Robert James Jones, Jr.), by (Beverly Cooke Jones), Attorney in Fact

State of Alabama County of Morgan

I, Brittany Mangum, a Notary Public for the above State and Morgan County, do hereby certify that (Beverly Cooke Jones), attorney-in-fact for (Robert James Jones, Jr.) personally appeared before me this day, and being by me duly sworn, says that s/he executed the foregoing and annexed instrument for and in behalf of (Robert James Jones, Jr.) and that her/his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Durham County, North Carolina Register of Deeds on the 18th day of March, 2020 in Book 8894, Page 99 and that this instrument was executed under and by virtue of the authority given by said instrument granting her/him power of attorney; that the said (Beverly Cooke Jones) acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said (Robert James Jones, Jr.)

WITNESS my hand and official seal, this 9<sup>th</sup> day of December, 2021.

My commission expires:  
04/24/2023

Brittany Mangum  
Signature of Notary Public

Print Name: Brittany Mangum

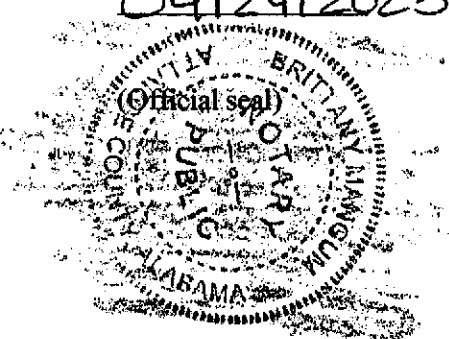


Exhibit A

BEGINNING at a stake in the property line on the west side of Driver Avenue 43.45 feet in a southerly direction from the property line on the south side of Ashe Street, being the center of a masonry wall which is the subject of a party wall agreement recorded in the Office of the Register of Deeds of Durham County in Deed Book 173, at page 403 and running thence along and with the center of said masonry wall North 72 degrees 20' West 63.95 feet to a point; thence South 14 degrees 09' West 44.06 feet to the center line of another party wall, and running thence along and with the center of said wall South 72 degrees 19' East 62.16 feet in the west side of Driver Avenue; thence along and with the west side of said Driver Avenue North 15 degrees 33' East 44.00 feet to the place of beginning and being a portion of the property of William R. Barker and wife, Grace T. Barker, as per plat and survey thereof on file in the office of the Register of Deeds of Durham County in Plat Book 57, at page 103, to which reference is hereby made for a more particular description of same.