

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 MAY 22 11:29:48 AM
BK:7495 PG:323-325
DEED
FEE: \$26.00
EXCISE TAX: \$1,846.00
INSTRUMENT # 2014014536
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax ~~\$1,850.00~~ ^{1,846.00} *(MA)*

Brief Description for Index: 305 S. Roxboro Street, Parcel ID: 103370

Instrument prepared by William A. Anderson, III, P.O. Box 51579, Durham, NC 27717
Return to Grantee

THIS DEED is made this 16th day of May, 2014, by and between:

GRANTOR: **THOMAS & HOWARD COMPANY OF GREENBORO, INC.**, a North Carolina corporation
(a/k/a Thomas & Howard of Greensboro, Inc.)
100 Elmwood Terrace
Greensboro, NC 27488

and

GRANTEE: **BFM ENTERPRISES, LLC**, a North Carolina limited liability company
2670 Durham-Chapel Hill Blvd.
Durham, NC 27707

(The designation of Grantor and Grantee 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.)

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina (the "Property"): **SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions: the lien of ad valorem taxes for 2014 and subsequent years, interests of tenants in the Property, and rights of way, easements and restrictions of record.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Thomas & Howard Company of Greensboro, Inc.
(a/k/a Thomas & Howard of Greensboro, Inc.)

BY: Martha Peete
Martha Peete, Treasurer

STATE OF NORTH CAROLINA

COUNTY OF Gulford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Martha Peete
(name of person signing in blank)

Date: 5/16, 2014

Denise M. Berger
Notary Public

Print Name: Denise M. Berger

My commission expires: 5/14/2017



EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at a monument on the eastern property line of Roxboro Street, said monument being located N 27° 54' 35" E along the eastern property line of Roxboro Street a distance of 29.00 feet from the northern property line of Dillard Street extended, and running N 27° 54' 35" E along said eastern property line of Roxboro Street a distance of 71.44 feet to a monument on the southern property line of Joseph H. Allen; thence S 64° 24' 00" E along said southern property line of Joseph H. Allen a distance of 82.31 feet to an iron pin at the southwest corner of C. W. Walters, Inc., thence S 64° 24' 00" E along the southern property line of C. W. Walters, Inc., a distance of 246.66 feet to an iron pin; thence S 44° 53' 58" E a distance of 48.00 feet to an iron pin on the western property line of the Redevelopment Commission of the City of Durham, Lot 3, Blk. A; thence S 35° 03' 59" W a distance of 100.33 feet to an iron pin on the northern property line of Dillard Street; thence N 62° 05' 04" W along the northern property line of Dillard Street a distance of 333.06 feet to a monument; thence in a northerly direction, along an arc to the right, said arc having a radius of 29.00 feet, a distance of 45.55 feet to the monument at the BEGINNING and containing 0.9108 acres.

For further description, see map showing Poplar Street closing, prepared by the Department of Transportation and Utilities, City of Durham, North Carolina, Norman A. Beaver, Registered Land Surveyor No. L-1132, said map dated June 19, 1980 and recorded in the office of the Register of Deeds of Durham County in Plat Book 97, Page 160.

SUBJECT TO a sewer easement in favor of the City of Durham as follows:

BEGINNING at a concrete monument on the eastern right-of-way line of Roxboro Street and the northern right-of-way line of Poplar Street, and running S 64° 24' 00" E along the northern right-of-way line of Poplar Street a distance of 106.00 feet to a point; thence S 25° 36' W a distance of 30.00 feet to a point on the South right-of-way line of Poplar Street; thence N 64° 24' 00" along the South right-of-way line of Poplar Street a distance of 107.21 feet to a point on eastern right-of-way line of Roxboro Street; thence N 27° 54' 35" E along the eastern right-of-way line of Roxboro Street a distance of 30.02 feet to a concrete monument, said concrete monument being the place and point of BEGINNING.

Prior reference: Book 1039, Page 722
Address: 305 S. Roxboro St.
PID: 103370