



COMMISSIONER'S DEED OF LIEN AND TAX FORECLOSURE

Prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC
Mail after recording to: Grantee, 110 East Geer Street, Durham, NC 27701

NORTH CAROLINA, DURHAM COUNTY

THIS COMMISSIONER'S DEED OF LIEN AND TAX FORECLOSURE, made this the 17TH day of September, 2019, by R. Douglas Davis, Commissioner, pursuant to a Judgment of the Superior Court of Durham County in the action entitled "County of Durham and City of Durham vs. Vimakima, Inc. And Marvenia Page, et als, File No. 18-CVS-4463," Grantor, whose address is 3600 N. Duke Street, Ste. 110, Durham, NC 27704-1709, to REINVESTMENT PARTNERS, a North Carolina non-profit corporation, Grantee, the address of which is 110 East Geer Street, Durham, NC 27701.

W-I-T-N-E-S-S-E-T-H

THAT WHEREAS, the said Commissioner, being empowered and directed by a Judgment in the said action, did on the 11th day of June, 2019, after advertisement according to law, and as directed by said Judgment, expose the land hereinafter described to public sale at the Courthouse door in Durham County, where and when Darnella Lorraine Warthem was the high bidder in the sum of \$141,000;

AND WHEREAS, a total of fifteen (15) upset bids were filed, with the final upset bid being filed on September 4, 2019, by Reinvestment Partners, in the amount of \$304,500; that more than ten (10) days elapsed after said final upset bid without any additional upset bids being offered and without any exceptions being filed, and the said sale was then confirmed, and the said Commissioner, as aforesaid, was ordered by the Judgment of said

Court to execute a deed in fee simple to said purchaser upon payment of said purchase money; and whereas, the said purchase money has been paid in full;

NOW, in consideration of the premises and in further consideration of the sum of THREE HUNDRED FOUR THOUSAND FIVE HUNDRED DOLLARS (\$304,500) in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, the said R. Douglas Davis, Commissioner, as aforesaid, does hereby bargain, sell, grant, and convey to REINVESTMENT PARTNERS, a North Carolina non-profit corporation, its successors and assigns, that certain parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

312 East Umstead Street

Durham County Tax Parcel ID 118304, (former Tax Parcel ID 193-02-020)

Durham County GIS PIN No. 0821-16-92-4528

BEGINNING at a stake in the property line on the south side of Umstead Street 250 feet East of the southeast intersection of McCall Street and Umstead Street, and running thence with Umstead Street North 88° 30' East 100 feet to a stake; thence South 02° 09' West 236 feet to a stake; thence South 87° 30' West 100 feet to a stake; thence North 02° 09' East 234.3 feet to a stake, the point and place of BEGINNING. This property was conveyed to Marvenia Page by deeds recorded in Book 6583 at page 986 and Book 6584 at page 902, Durham County Registry, and then conveyed by Marvenia Page to Vimakima, Inc. by deed recorded in Book 8462 at page 849, Durham County Registry.

This property is conveyed SUBJECT TO (1) repair or demolition ordinance of the City of Durham, recorded in Book 7647 at page 817, Durham County Registry, for the repair or demolition of the above-described property, and (2) the balance of 2019 taxes not paid through this foreclosure process.

This property does NOT include or describe the primary residence of Grantor, Grantor having sold this property as Commissioner pursuant to Judgment of the Court referred to above.

To have and to hold said land with its appurtenances to said REINVESTMENT PARTNERS, a North Carolina non-profit corporation, its successors and assigns, for its own use and behoof forever, in as full and ample manner as said R. Douglas Davis, Commissioner, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the said R. Douglas Davis, Commissioner, has hereunto set his hand and seal the day and year first above written.

R. Douglas Davis (SEAL)
R. Douglas Davis, Commissioner

NORTH CAROLINA
DURHAM COUNTY

I, Karen H Davis, of said County do hereby certify that R. Douglas Davis, Commissioner/Grantor, personally appeared before me this day and acknowledge the execution of the foregoing Deed.

Witness my hand and official seal this the 17th day of September, 2019.

Karen H Davis
Notary Public

My Commission Expires: 7-2-2022

