

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Apr 13 11:36 AM NC Rev Stamp: \$ 1390.00
Book: 7908 Page: 320 Fee: \$ 26.00
Instrument Number: 2016011002
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,390.00

Parcel Identifier No. **REID: 130554** Verified byCounty on the day of,
2016

By:.....

Mail/Box to: Grantee
This instrument prepared by Donna R. Cohen, Esq.
Brief description for the Index +/-8.848 Acres, PB 54, Page 85, Durham County

THIS DEED made this 8th day of April, 2016, by and between

GRANTOR	GRANTEE
Gann Industrial Supplies, Inc. P.O. Box 11618 Durham, NC 27703 <i>Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership</i>	Rekdahl Properties, LLC 312 S. Miami Blvd. Durham, NC 27703

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

SEE EXHIBIT "A" – LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 330, Page 181 DCR

Submitted electronically by Donna R Cohen Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 54, Page 85, Durham County Registry.

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:

"This is notification that solid waste has been disposed on this property. Questions concerning this matter may be directed to the North Carolina Division of Health Services, Solid Waste Branch, Post Office Box 2091, Raleigh, North Carolina 27602."

Ad valorem taxes for the year 2016 and subsequent years not yet due and payable; all easements, covenants and restrictions of public record.

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

GANN INDUSTRIAL SUPPLIES, INC.

By: David S. Gann
David S. Gann, President

State of NC County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that David S. Gann, President of Gann Industrial Supplies, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of April, 2016.

My commission expires: 4/21/2018
(Affix Seal)

Donna R. Cohen
Notary Public
Notary's Printed or Typed Name

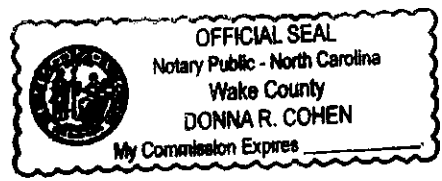


EXHIBIT A**Legal Description**

Property Address: 312 S. Miami Boulevard
Durham, North Carolina 27703
Tax Parcel ID: 130554

Beginning at the control corner located at the point of intersection of the property line on the east side of the railroad right of way with the property line on the southwest side of U.S. Highway No. 70 (formerly called South Miami Boulevard) as said control corner is shown and depicted in Plat Book 54 at Page 85, Durham County Registry; and thence from said control corner along and with the property line on the southwest side of U.S. Highway 70 South $36^{\circ} 29' 22''$ East a distance of 245.69 feet to a steel spike; thence continuing along said property line in a clockwise and southeasterly direction along a curve having a radius of 2765 feet and an arc distance of 309.45 feet with a chord bearing South $33^{\circ} 52' 47''$ East to a steel spike; thence continuing along said curve having a radius of 1365 feet and an arc distance of 225.02 feet with a chord bearing South $18^{\circ} 59' 30''$ East to a steel spike; thence South $14^{\circ} 16' 09''$ East a distance of 187.51 feet to an iron pipe; thence leaving the said right of way and proceeding in a southwesterly direction along Ashe Street South $88^{\circ} 40' 34''$ West 812.31 feet to an iron pipe set; thence leaving the right of way along Ashe Street and proceeding along the common boundary line between the subject property and the Norfolk Southern Railroad North $27^{\circ} 26' 24''$ East a distance of 24.92 feet; thence North $26^{\circ} 11' 48''$ East a distance of 50 feet; thence North $25^{\circ} 49' 16''$ East a distance of 50 feet; thence North $24^{\circ} 33' 12''$ East a distance of 50 feet; thence North $23^{\circ} 32' 27''$ East 50 feet; thence North $22^{\circ} 46' 21''$ East a distance of 50 feet; thence North $22^{\circ} 43' 23''$ East a distance of 669.91 feet to the point and place of Beginning. CONTAINING 8.848 acres, more or less, and being the property described in the plat of actual survey for 312 S. Miami Blvd. prepared by Robert Murphy, PLLC dated September 29, 2015 and being the same property as shown in Plat Book 54 at Page 85, Durham County Registry, less and except that property conveyed to the NC Department of Transportation as more fully described in Deed Book 7423 at Page 238, Durham County Registry.