

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Mar 14 11:34 AM
Book: 9639 Page: 795
 NC Rev Stamp: \$ 97420.00 Fee: \$ 26.00
 Instrument Number: 2022010667
 DEED

SPECIAL WARRANTY DEED

Excise Tax: \$97,420.00
 Tax Parcel No. 104915
 Mail after recording to:
 Holt Ney Zatzoff & Wasserman, LLP, 100 Galleria Parkway, Suite 1800, Atlanta, Georgia 30339, Attn:
 Andrew H. Prussack, Esq.

This instrument was prepared by:
 Keith D. Burns, Nexsen Pruet, PLLC, 4141 Parklake Ave, #200, Raleigh, NC 27612

Brief Description for the Index: 614 Rigsbee Ave., Durham, NC; PIN# 0821-08-99-7532

THIS DEED made this 14th day of March, 2022, by and between:

GRANTOR	GRANTEE
Rigsbee Ave Holdings, LLC, a Delaware limited liability company 3502 Westover Road Durham, NC 27707	614 Rigsbee Property, LLC, a Delaware limited liability company 1111 Metropolitan Avenue Suite 700 Charlotte, NC 28204

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEING all of LOTS 9, 10, 11, 12 and 13 of the F.C. GEER ESTATE PROPERTY as surveyed by S.W. Loughlin, Surveyor, March 1920, as per plat thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 3-B, Page 104. This property is known as 614 Rigsbee Avenue.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8891, Page 299, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 (i) taxes for the year 2022 and subsequent years' ad valorem taxes, (ii) applicable law, and (iii) all easements, rights-of-way, restrictions, and declarations of public record.

(Signature page follows)

Collett Atlas Durham _ Closing Documents.DOCX

NPGVL1:2062532.15

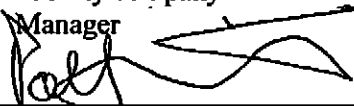
IN WITNESS WHEREOF, the Grantor has duly executed this Special Warranty Deed under seal as of the day and year first above written.

RIGSBEE AVE HOLDINGS, LLC, a Delaware limited liability company

By: Rigsbee Studios, LLC, a North Carolina limited liability company
Its: Manager

By: Southern Urban ReVamp 614, LLC, a North Carolina limited liability company
Its: Manager

By: Southern Urban, LLC, a North Carolina limited liability company
Its: Manager


By:  (SEAL)
Name: Paul Smith
Title: Manager

State of North Carolina

County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Paul Smith personally came before me this day and acknowledged that he is the Manager of Southern Urban, LLC, a North Carolina limited liability company, which is Manager of Southern Urban ReVamp 614, LLC, a North Carolina limited liability company, which is the Manager of Rigsbee Studios, LLC, a North Carolina limited liability company, which is the Manager of Rigsbee Ave Holdings, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or notarial seal, this 9th day of March, 2022.


Notary's Signature

Therese Gibson
Notary's Printed or Typed Name

My Commission Expires: 3/29/2024



(Affix Notarial Stamp or Seal)