

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Dec 28 12:16 PM**

**Book: 9572      Page: 888**  
NC Rev Stamp: \$ 3560.00      Fee: \$ 26.00  
Instrument Number: 2021065689  
DEED

Excise Tax: \$ 3,560.00

Recording Time, Book & Page

Parcel Identification No: 0759-04-64-1899

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_

**Mail and send taxes after recording to:** Commerce Road Terminals LLC at 3901 West Broad St., Richmond, VA 23230

**This instrument was prepared by** Commerce Road Terminals LLC, Minerva Glover, 3901 West Broad St. Richmond, VA 23230

**Brief description for the index:** 5.485 ± acres, City of Durham, Oak Grove Township, Durham County, North Carolina.

**NORTH CAROLINA SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED is made this 20th day of December, 2021 by and between **WILSON TRUCKING CORPORATION**, a Virginia corporation, party of the first part, whose address is P.O. Box 1079, Fishersville, VA 22393 hereinafter referred to as the Grantor; and **COMMERCE ROAD TERMINALS LLC**, a Virginia limited liability company, whose address is 3901 West Broad Street, Richmond, VA 23230, party of the second part, hereinafter referred to as the Grantee.

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

**SEE ATTACHED EXHIBIT "A"**

Grantor acquired the property hereinabove described by instruments recorded in Deed Book 1045 at page 251, Deed Book 1064 at Page 626 and Deed Book 1076 at Page 865. The property conveyed herein is not the primary residence of the Grantor.

Submitted electronically by "The Banks Law Firm, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 and through Grantor and none other, with the exception of easements, conditions and restrictions of record insofar as the same may lawfully affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized officer, the day and year first above written.

**GRANTOR**

**WILSON TRUCKING CORPORATION,**  
a Virginia corporation

By: Steve Gast (SEAL)  
Name: Steve Gast  
Title: President and COO

STATE OF VIRGINIA  
CITY/COUNTY OF WAYNESBORO

I, a Notary Public, in and for State and City/County the City aforesaid, do hereby certify, that Steve Gast, personally appeared before me this 20<sup>th</sup> day of December, 2021, and being duly authorized to do so, as President and COO of WILSON TRUCKING CORPORATION, a Virginia corporation, executed the foregoing instrument on behalf of the corporation in the capacity so herein stated and acknowledged that said writing to be the act and deed of said corporation herein stated.

Patsy F. Martin (Seal)  
Notary Public  
Printed Name: PATSY F. MARTIN  
My Commission Expires: April 30, 2025



**EXHIBIT A**

Lying and being situate in or near the City of Durham, Durham County, North Carolina and being more particularly as follows:

**TRACT ONE:**

**BEGINNING** at a stake in the northern right-of-way property line of U.S. Highway #70, said stake being located 777.13 feet from the center line of the Leesville Road and being the southeast corner of the property of Louis Steine, et al, as shown on the plat hereinafter referred to, and running thence North 42 degrees 41 minutes East 417.46 feet to a stake in the property line of Delilah P. Parrish; thence along and with the property line of Delilah P. Parrish, South 46 degrees 57 minutes East 402.67 feet to a stake; thence South 43 degrees 03 minutes West 417.46 feet to a stake in the Northern right-of-way property line of U.S. Highway #70; thence along and with the northern right-of-way property line of U.S. Highway #70, North 46 degrees 57 minutes West 400 feet to the point and place of **BEGINNING** containing 3.685 acres, more or less, as shown on plat and survey thereof by George C. Love, Jr., R.L.S., dated May 12, 1969, and recorded in the Office of the Register of Deeds of Durham County, N.C., in Plat Book 63, at page 27, to which plat reference is hereby made for a more particular description of same.

**TRACT TWO:**

**BEGINNING** at a point, said point being on the northerly right-of-way line of U.S. Highway 70 and being the corner common to Wilson Trucking Corporation and M. Craig West; running thence from the point of Beginning along the line common to Wilson Trucking Corporation and West, North 46° 55' 37" East 417.47 feet to the common rear corner of Wilson and West; thence along the northerly line of West common to Rich, South 43° 08' 55" East 20.00 feet to a point; thence through the property of West, South 46° 55' 37" West 417.54 feet to a point in the northerly right-of-way line of U.S. Highway 70; thence along said right-of-way line North 42° 56' 10" West 20.00 feet to the point of Beginning, containing 0.19 acres, more or less.

**TRACT THREE:**

**BEGINNING** at a stake, said stake being situated North 42° 41' 00" East 417.47 feet along the common line between Spector Terminals, Inc. and Wilson Trucking Corporation from the intersection of said common line and the Northern line of U.S. Highway No. 70, said **BEGINNING** point also marking Spector Terminal, Inc. North East corner and Wilson Trucking's present northernmost corner in Rich's line, and running thence from said **BEGINNING** point and along Wilson Trucking Corporation's Northern line, South 46° 57' East 422.67 feet to a stake, corner with M. Craig West; thence North 43° 3' East 150 feet to a stake; thence North 46 ° 57' West 423.63 feet to a stake; thence South 42 ° 41 ' West 150 feet to the **BEGINNING**, containing 1.4571 acres more or less.

Common Address:  
3215 US Hwy. 70  
Durham, NC 27703