

Register of Deeds
Sharon A. Davis
Durham County, NC
07/27/2022 10:43:22AM
BT: OPR B: 9749 P: 492 Pages: 4
DEED - DEED
Fee: \$18,966.00 Excise Tax: \$18940.00
INSTRUMENT #2022030625
Sharon Marsh

NORTH CAROLINA LIMITED WARRANTY DEED

Excise Tax: ~~\$18,966.00~~ \$18,940.00

Parcel Identifier No.: 103028 Verified by Durham County on the ____ day of July, 2022.

By: _____

The property herein conveyed is not Grantor's primary residence. (NCGS Section 105-317.2)

Mail/Box to: Brent A. Torstrick, Robinson, Bradshaw & Hinson, P.A., 101 North Tryon Street, Suite 1900, Charlotte, NC 28246

This instrument was prepared by: Richard F. Levin, Grossberg, Yochelson, Fox & Beyda, LLC, 1200 New Hampshire Ave., N.W., Suite 555, Washington D.C. 20036

Brief description for the Index: 323 Foster Street

THIS DEED made this 26th day of July, 2022, by and between

GRANTOR

CENTRAL PARK PARTNERS I, LLC,
a Delaware liability company
PO Box 34153
Washington, D.C. 20043

GRANTEE

CENTRAL PARK PARTNERS, LLC,
a North Carolina limited liability company
c/o Arcos Properties, LLC
2820 Selwyn Avenue, Suite 425
Charlotte, NC 28209

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED (THE "PROPERTY" OR "PREMISES")

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8884, Page 686.

A map or plat showing the above described property is recorded in Plat Book 148, Page 135.

Submitted electronically by "Chicago Title Company, LLC"
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 is seized of the premises in fee simple, has the right to convey the same in fee simple, has done nothing to impair such title as Grantor received, 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 claiming by, under or through Grantor, except for the exceptions hereinafter stated (the "Permitted Exceptions"). Title to the Property is subject to the Permitted Exceptions listed in Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its entity name by its duly authorized representative and its seal to be affixed hereto as of the day and year first above written.

CENTRAL PARK PARTNERS I, LLC, a Delaware limited liability company

By: Jack Sarf (SEAL)
Print/Type Name & Title: Jack Sarf, its Authorized Signatory

State of ~~NORTH CAROLINA~~
County of Distric of Columbia

I, the undersigned Notary Public of the County of Distric of Columbia and State aforesaid, certify that Jack Sarf, Authorized Signatory of Central Park Partners I, LLC personally came before me this day and acknowledged that he is Authorized Signatory of Central Park Partners I, 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 seal, this 25th day of July, 2022.

Tonya M. Butler
Notary Public

TONYA M. BUTLER
Notary Public, District of Columbia
My Commission Expires 10/31/2023

My Commission Expires:

Notary's Printed or Typed Name: Tonya M. Butler

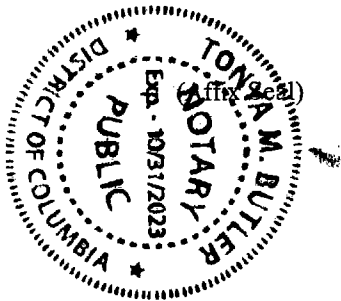


Exhibit "A"

The Property

All of the property shown on BOUNDARY SURVEY TRICHIX, LLC in Plat Book 148, Page 135, Durham County Registry, to which reference is hereby made for a more particular description of the same.

Exhibit "B"

The Permitted Exceptions

1. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
2. The correctness of the square footage/acreage computation contained in the description of the Land is not insured.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 119, page 170 and Plat Book 148, page 135.
4. Easement Agreement recorded in Book 7818, page 135.
5. Ordinance Provided for the Designation of the Clark and Sorrell Buildings as a City of Durham Historic Landmark Under the Unified Development Ordinance, Section 3.17.4 recorded in Book 6475, page 422.
6. Party Wall Agreement recorded in Book 108, page 598.
7. Terms and provisions set forth in Quit Claim Deed recorded in Book 2028, page 733.
8. Storm Sewer Easement Agreement recorded in Book 138, page 99.
9. Lease by and between Central Park Partners, I, LLC and Bioaesthetics Corporation, a memorandum of which is recorded in Book 9537, page 980.
10. Rights of tenants in possession, as tenants only, under unrecorded leases.