

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Jul 20 11:29 AM NC Rev Stamp: \$ 1900.00
Book: 8231 Page: 503 Fee: \$ 26.00
Instrument Number: 2017025218
DEED

Excise Tax \$1900
Parcel IDs 176950, 176951, 176952, 176953, 176955, 176956

This instrument prepared without title exam by: J Alan Campbell, a licensed North Carolina attorney.
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this day 20th day of July, 2017, by and between:

GRANTOR: IMG Property Holdings, LLC, a North Carolina limited liability company

Address: 3307 Marywood Drive, Durham, NC 27712

GRANTEE: The Summit Church – Homestead Heights Baptist Church, Inc.

Address: 2335-114 Presidential Drive; Durham, NC 27703

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

See attached Exhibit A

Being the same property acquired in Deed Book 7339, Page 740, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

submitted electronically by "Harrold Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that the 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, except for the following exceptions, covenants and restrictions: ad valorem taxes for 2017, matters which would be revealed by a current survey, encumbrances of record and zoning ordinances.

This is not Grantor's principal residence.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

IMG Property Holdings, LLC

BY: Luanne G. Holland (Seal)

Luanne G. Holland

Its: Manager

STATE OF North Carolina

COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Luanne G. Holland as Manager of IMG Property Holdings, LLC**

Date: 7/8/2017

J. Alan Campbell
Notary Public

Print Name: J Alan Campbell

My commission expires: 7/15/2018

[Official Seal]

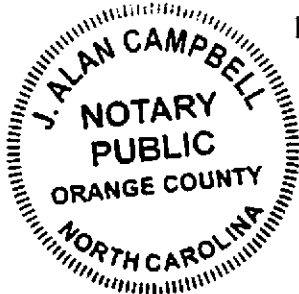


EXHIBIT A**Tract 1:**

BEGINNING at a stake on the south side of Rose of Sharon Road, which stake is located south 58 deg. 47 min. west 1,113.6 feet from the point of intersection of the south side of Rose of Sharon Road with the west side of Hillandale Road, as per plat and survey hereinafter referred to, and running thence from said point of beginning south 43 deg. 45 min. east 264.8 feet to a stake in the line of I.M. Garrard; running thence along and with said Garrard's line south 07 deg. 52 min. west 322.75 feet to a stake in the line of J.W. Garrard; running thence north 88 deg. 43 min. west 111.8 feet to a stake in the line of J.W. Garrard; running thence along and with said line North 03 deg. 02 min. West 441.7 feet to a stake; running thence north 27 deg. 01 min. west 62 feet to a stake on the south side of Rose of Sharon Road; running thence along and with the south side of Rose of Sharon Road North 58 deg. 47 min. east 28.6 feet to a stake, the place and point of **BEGINNING**; and being all of that certain property shown as Tract #1 of the Property of I.M. Garrard and Tract #2 of the Property of J.W. Garrard as per plat and survey thereof by W.S. Wentz, Jr., dated March 8, 1962, recorded in Plat Book 45 at page 4, to which reference is hereby made for more particular description of same.

Tract 2:

BEGINNING at a stake where Frances Hill Fox's northern line intersects the southern line of I.M. Garrard's property, said stake being south 43° 45' east 264.8 feet and south 48° 50' east 494.05 feet from the southeastern edge of Rose of Sharon Road; running thence with the line of Frances Hill Fox south 10° 36' east 606.11 feet to a stake; continuing thence with her line south 1° 16' west 89.7 feet to a stake in Ruth C. Bivins' northern line; thence with Ruth C. Bivins' northern line north 85° 26' west 506.9 feet to a stake, corner of James Laws; thence with the eastern line of James Laws, Fannie Laws Heirs and Joseph W. Garrard north 1° 50' west 650.83 feet to a stake; continuing thence with Joseph W. Garrard's eastern line north 7° 52' east 322.75 feet to a stake, corner of I.M. Garrard's southwestern line; thence with I.M. Garrard's line south 48° 50' east 494.05 feet to a stake, the point or place of beginning, containing 8.75 acres, more or less, as shown on plat of PROPERTY OF I.M. GARRARD, Durham Township, as per plat and survey thereof by J. Watts Copley and Associates, February 22, 1966, and now on file in the Durham County Registry in Plat Book 53 at page 54 to which plat reference is hereby made for a more particular description of same. See Deed Book 238, at page 432, Durham County Registry.

Tract 3:

BEGINNING at an iron stake in the property line on the southeast side of the Rose of Sharon Road, at Lem Cole's northeast corner and running thence along the southeast property line of said road North 49 degrees 43' East 147.8 feet to an iron stake, at the northwest corner of Lot No. 2; thence further along and with said property line North 57 degrees 21' East 222.5 feet to an iron stake, I.M. Garrard's northwest corner; thence along

and with Garrard's western line South 0 degrees 40' East 508.6 feet to an iron stake in Fannie Laws' northern line; thence along Fannie Laws' northern line North 87 degrees 25' West 329 feet to a hickory stake in Lem Cole's East line; thence along Cole's East line North 4 degrees 05' East 278.5 feet to an iron stake in the property line on the southeast side of the Rose of Sharon Road, the point of beginning, and being Lots 1 and 2 as shown on the plat of the property of J.W. Garrard by R.M. Pickard Engineer, dated June, 1950, and duly recorded in the office of the Register of Deeds for Durham County in Plat Book _____ at page _____, to which plat reference is hereby made for a more particular description of said property.

Tract 4:

BEGINNING at a stake in the south line of the Rose of Sharon Road at the intersection of the north line of the Grover Whitaker Property with the property line on the south side of the said Rose of Sharon Road; running thence along and with the property line on the south side of the said Rose of Sharon Road north 41° 00' east 400 feet to a stake; thence continuing along and with the property line on the south side of said Rose of Sharon Road as it curves in a northeasterly direction for a distance of 186 feet to a stake at the intersection of the south line of the Rose of Sharon Road with the west line of the Joseph Garrard Property; thence along and with the west line of the Joseph Garrard Property south 3° 00' west 458 feet to a stake in the north line of the Grover Whitaker Property; thence along and with the north line of the Grover Whitaker Property north 87° 00' west 374 feet to a stake in the south line of the Rose of Sharon Road, the place and point of beginning, being that portion of the so-called Browning Place Farm south of the Rose of Sharon Road as per plat and survey thereof designated Property of Mrs. W. L. Cole, by S.M. Credle, C.E. dated April 16, 1953, recorded in Plat Book _____, page _____, Durham County Registry, to which reference is hereby made for a more particular description.

Tract 5:

BEGINNING at a stake in the line of I.M. Garrard, said stake being at the southeast corner of Lot #1 on the plat hereinafter described, now belonging to J.W. Garrard by deed recorded in Deed Book 279 at page 575, and running thence along and with the southern property line of Garrard's said Lot #1 North 83 degrees 04 minutes West 439.8 feet to a stake, the southwest corner of said Lot #1; running thence South 4 degrees 39 minutes West 211.3 feet to a stake, the northwest corner of Lot #3 on the plat hereinafter referred to; running thence along and with the northern property line of said Lot #3 South 82 degrees 57 minutes East 450.2 feet to a stake, the northeast corner of said Lot#3 in the line of I.M. Garrard; running thence along and with the line of I.M. Garrard, North 0 degrees 34 minutes East 214.2 feet to the point and place of beginning, and being Lot #2 of the plat and survey entitled PROPERTY OF FANNY LAWS' HEIRS, dated June 23, 1954, and recorded in Plat Book 43 at page 49, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

Tract 6:

BEGINNING at a stake at the intersection of the property of J.W. Garrard and I.M. Garrard, and running thence North 88 degrees 0' West 440 feet to a stake; thence South 2 degrees 31' East 177 feet to a stake; thence South 4 degrees 39' West 21.2 feet to a stake, the northwest corner of Lot No. 2, on the plat hereinafter referred to; thence South 83 degrees 4' East 439.8 feet to a stake, the northeast corner of Lot No. 2; thence North 0 degrees 34' East 234.3 feet to a stake, the place and point of BEGINNING, and containing 2.2 acres, more or less, and being Lot No. 1, of the "PROPERTY OF FANNY LAWS HEIRS", as shown by plat recorded in Plat Book 43, page 49, Registry of Durham County.

For further reference see Deed Book 279, at page 417, of the Durham County Registry.

Tract 7:

BEGINNING at a stake on the southern side of Rose of Sharon Road, the common corner of J.W. Garrard and I.M. Garrard, said point being 423.5 feet in a north easterly direction from the eastern line of Lem Cole Estate, and running thence South 14 degrees 31' East 528.6 feet to a stake; thence North 87 degrees 58' West 111.8 feet to a stake; thence North 1 degree 18' West 508.6 feet to the point and place of beginning and being a portion of Lot No. 1 of "I.M. Garrard Property" recorded in Plot Book 22, Page 95, and the aforesaid land being the property of Joseph W. Garrard as per plat and survey thereof by H.N. Michie, C.E., dated May, 1955, and recorded in the office of the Register of Deeds for Durham County, North Carolina in Plot Book _____, Page _____, to which plat reference is hereby made for a more particular description of said property.