

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 JUL 21 01:56:38 PM
 BK:7980 PG:325-328
 DEED
 FEE:\$26.00
 EXCISE TAX: \$7,100.00
 INSTRUMENT # 2016024322
 APRILJ



2016024322

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,100.00

Parcel Identifier No. 103088 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: Snow Building - 331 W. Main St.

THIS DEED made this 21 day of July, 2016, by and between

GRANTOR	GRANTEE
<p>CREH- SNOW, LLC a North Carolina limited liability company</p> <p>1011 Westlake Drive, Suite 201 Austin, TX 78746</p>	<p>MJ MAIN LLC a New York limited liability company</p> <p>427 N. Tatnall Street # 25151 Wilmington, DE 19801-2230</p>

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 parcel of land located in Durham County, North Carolina and more particularly described as follows:

BEING all of a certain parcel of land bounded on north by West Main Street (variable public right-of-way), on the east by Sally Schauman and Carolyn Adams (PIN 0821-12-87-5611), on the south by the City of Durham (PIN 0821-12-87-7306) and on the west by Julie A. and Richard Staelin (PIN 0821-08-87-4656) and being more particularly described as follows:

BEGINNING at a set "PK" nail on the southern right-of-way of West Main Street, said nail being labled as POB, said nail also being located North 59° 16' 36" West 416.12 feet from the centerline intersection of West Main Street and Market Street, said point also being a common corner to Sally Schauman and Carolyn Adams; thence leaving said southern right-of-way and with the western line of said Schauman and the City of Durham along the center of a brick wall South 34° 57' 46" West 93.05 feet to a set "PK" nail, a corner of said City of Durham; thence with said City of Durham the following two calls: (i) North 64° 13' 09" West 61 feet to a set "PK" nail; and (ii) North 07° 06' 00" West 1.52 fet to a set "PK" nail, a common corner of Julie A. and Richar Staelin; thence with the eastern line of said Staelin and along the western face of the Snow Building North 34° 51' 00" East 101.80 feet to a point on the southern right-of-way of the aforementioned West Main Street; thence with said southern right-of-way South 54° 42' 00" East 61.13 feet to the point and place of beginning, containing 5,990 square feet, more or less. All as shown on said survey entitled, "Property of The Snow Building, LLC" by Jose L. Torres, PLS No. L-3771, dated October 9, 2007.

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

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 or through Grantor, other than the following exceptions:

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance disclosed by the plat recorded in Plat Book 26 Page 160, Durham County Registry.
3. Party Wall Agreements of record at Book 97 Page 46 and Book 134 Page 588, as referenced in the deeds of record at Book 134 Page 567 and Book 1424 Page 486, Durham County Registry.
4. Rights of tenants in possession under unrecorded leases for a duration of less than three (3) years.
5. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting title that would be disclosed by a current inspection and accurate and complete land survey.

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

CREH-SNOW, LLC,
a North Carolina limited liability company

By: COBBLESTONE REAL ESTATE
HOLDINGS, LLC, Member

By: Gavin M. Gray (SEAL)
Gavin M. Gray, Manager

By: _____ (SEAL)
Travis Pearson, Manager

STATE OF MASSACHUSETTS

COUNTY OF BARNSTABLE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: Gavin M. Gray

Date: 7/19/2016

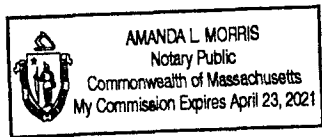
Amanda L Morris

Notary Public

Print Name: AMANDA L MORRIS

My commission expires: 4/23/21

[Official Seal]



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

CREH-SNOW, LLC,
a North Carolina limited liability company

By: COBBLESTONE REAL ESTATE
HOLDINGS, LLC, Member

By: _____ (SEAL)
Gavin M. Gray, Manager

By: *Travis Pearson* (SEAL)
Travis Pearson, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: Travis Pearson
Date: July 19, 2016

David A. Kidd
Notary Public
Print Name: David A. Kidd

My commission expires: May 19, 2021

