

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 JAN 06 09:34:41 AM  
BK:8102 PG:879-883  
DEED  
FEE: \$26.00  
EXCISE TAX: \$226.00  
INSTRUMENT # 2017000491  
APRILJ



**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

Excise Tax: \$226.00

Recording Time, Book and Page

Parcel Ref. No. 157011

Parcel Identifier No. 0739-01-45-1358

Mail after recording to: 917 Ellis Rd. Durham, NC 27703

This instrument was prepared by: William W. Browning, Atty (16-280)

THIS DEED made this 29h day of December, 2016, by and between

**GRANTOR**

EASTERN SAVINGS BANK, FSB

Mailing Address: 11350 McCormick Road, Suite 200, Hunt Valley, MD 21031

**GRANTEE**

SIERRA STRUCTURES, INC

Mailing Address: 917 Ellis Road, Durham, NC 27703

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

LYING on the eastern side of South Alston Avenue and being all of Lot 1 of the RESUBDIVISION OF LOTS 7,8,9 & 10,BLK A,“LOWES GROVE HEIGHTS” P.B. 22-98 as per plat and survey thereof



## EXHIBIT A

**Eastern Savings Bank, fsb**

Hunt Valley, Maryland

January 27, 2016

BOARD OF DIRECTORS RESOLUTION FOR OFFICER, ASSOCIATE AND AGENT  
AUTHORITY

Effective January 27, 2016, with respect to corporate bank accounts, investments, the Federal Reserve account, collection actions, sales of other real estate owned ("OREO") and loans, and other business related transactions, it frequently is necessary for the Bank to provide certificates of authority with respect to the execution of documents, etc., by appropriate corporate officers, employees, attorneys and authorized agents.

THEREFORE, IT IS HEREBY RESOLVED that each of the persons listed below (hereinafter, sometimes referred to as "Officers"), who holds the office with which his or her name is identified, is hereby authorized and empowered to execute regardless of the amount involved, all authorizing resolutions, contracts not covered by the remaining resolutions in this document, account agreements, leases and all transactional documents consistent with the duties and responsibilities of that office and in accordance with the policies of the Bank, and to delegate such authority in accordance with written departmental policies, procedures and practices, provided such delegation is documented:

Yaakov S. Neuberger	President, Chairman of the Executive Committee and Chief Executive Officer
Tracey A. Mandish	Senior Vice President, Executive Committee Member, Chief Operating Officer, Chief Financial Officer, Treasurer and Assistant Secretary
Christopher T. Johnson	Senior Vice President and Assistant Secretary
Richard C. Zeskind	Senior Vice President and General Counsel
Joseph J. Slovick, III	Senior Vice President and Chief Credit Officer
Kirk D. Warner	Senior Vice President
Christopher P. Wooten	Vice President and Controller
John C. Kessler	Vice President
William J. Monacelli	Vice President
Deborah A. Scible	Assistant Vice President
Dana L. Coliano	Assistant Vice President
David C. Daneker	Secretary

BE IT FURTHER RESOLVED that the following Officers, as well as General Counsel, Associate General Counsels of the Bank, and each of the persons listed below are hereby authorized and empowered to execute, on behalf of the Bank, regardless of the amount involved, all notices, affidavits, powers of attorney, attorney fee agreements, pleadings, bankruptcy filings, settlement agreements, real estate instruments, contracts, disclaimers, releases, waivers, insurance claims, mortgage and deed of trust releases and certificates of satisfaction, and other such documents associated with litigation, claims and/or the collection of debts owed to the Bank, consistent with their duties and responsibilities and in accordance with the policies of the Bank:

Christopher T. Johnson	Senior Vice President and Assistant Secretary
Richard C. Zeskind	Senior Vice President and General Counsel
Joseph J. Slovick, III	Senior Vice President and Chief Credit Officer
Carol A. Hamel	Department Manager, Asset Management Department
Douglas S. Durkin	Associate General Counsel
Thomas J. Kennedy	Associate General Counsel

BE IT FURTHER RESOLVED that the sale of real estate owned by the Bank is hereby authorized at prices and upon terms and conditions determined by the following Officers listed below, and said Officers are further authorized and empowered to execute regardless of the amount involved, deeds, mortgages, bonds, contracts, other instruments and all necessary documents, including deeds or other instruments conveying title, and including any document in the nature of an indemnity pursuant to which the Bank would be making any representation or agreement which could expose it to future liability, in the name of the Bank, consistent with their duties and responsibilities and in accordance with the policies of the Bank:

Yaakov S. Neuberger	President, Chairman of the Executive Committee and Chief Executive Officer
Tracey A. Mandish	Senior Vice President, Executive Committee Member, Chief Operating Officer, Chief Financial Officer, Treasurer and Assistant Secretary
Christopher T. Johnson	Senior Vice President and Assistant Secretary
Richard C. Zeskind	Senior Vice President and General Counsel
Joseph J. Slovick, III	Senior Vice President and Chief Credit Officer
Kirk D. Warner	Senior Vice President
Linda L. Cashman	Vice President
William J. Monacelli	Vice President

BE IT FURTHER RESOLVED that the following Officers listed below, and each of the persons listed below, as well as certain attorneys and corporation agents receiving express written authority from an Executive Officer, or from a Vice President or Assistant Vice President listed below, or from General Counsel or Associate General Counsels are hereby authorized and empowered to execute, on behalf of the Bank, regardless of the amount involved, all listing agreements, sales contracts, repair contracts, settlement statements, affidavits of title, IRS certifications, termite certificates, documents certifying the condition of the property or the status of repairs to property owned by the Bank, and any other documents arising in the ordinary course of business of selling and settling real estate owned by the Bank, excluding deeds or other instruments conveying title, and excluding any document in the nature of an indemnity pursuant to which the Bank would be making any representation or agreement which could expose it to future liability:

Christopher T. Johnson	Senior Vice President and Assistant Secretary
Richard C. Zeskind	Senior Vice President and General Counsel
Kirk D. Warner	Senior Vice President
Linda L. Cashman	Vice President
William J. Monacelli	Vice President
Mathew J. Scarborough	REO Asset Manager
Kelly Heubeck	REO Asset Manager


BE IT FURTHER RESOLVED that the following Executive Officers of the Bank from time to time may execute certificates of authority that identify specific officers, attorneys and agents authorized and empowered to execute documents and take various actions on behalf of the Bank consistent with these resolutions, consistent with their duties and responsibilities, and in accordance with the policies of the Bank:


Yaakov S. Neuberger	President, Chairman, Executive Committee and Chief Executive Officer
Tracey A. Mandish	Senior Vice President, Executive Committee Member, Chief Operating Officer, Chief Financial Officer, Treasurer and Assistant Secretary

BE IT FURTHER RESOLVED that the foregoing grants of authority shall all be effective starting January 27, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of said Bank, and have attached hereto the official seal of said Bank, this 27<sup>th</sup> day of January 2016.

ATTEST:

  
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Tracey A. Mandish  
Assistant Secretary

  
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David C. Daneker  
Secretary