

Conservation Land Purchase

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2013 DEC 18 10:32:53 AM
BK: 7415 PG: 756-757
DEED
FEE: \$26.00
EXCISE TAX: \$205.00
INSTRUMENT # 2013046788
SCEARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$205.00

Parcel Identification No. 197788

This instrument was prepared without benefit of title search by: Morris, Manning & Martin, LLP, PO Box 12768, RTP, NC 27709

Return document after recording to: Grantee

Brief description for the Index:

50.838 acres, Plat Book 186, Page 47, Durham County, North Carolina

THIS DEED is made this 17th day of December 2013, by and between:

GRANTOR

Kirkpatrick & Associates, LLC
a North Carolina limited liability company
3715 Bridgeton Park Drive
Raleigh, NC 27612

GRANTEE

Triangle Greenways Council
a North Carolina non-profit corporation
520 Polk Street
Raleigh, NC 27604

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Durham County, North Carolina and more particularly described as follows:

Being all of that certain 50.838-acre tract located in Durham County, NC as shown on a survey dated 4-13-2010 prepared by Withers & Ravenel Engineers|Planners|Surveyors entitled "Open Space Recombination Map Stonehill Estates" recorded in Plat Book 186 Page 47, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7295, Page 39, Durham County Registry.

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, except for exceptions stated herein. Title to the aforescribed parcels is conveyed subject to the following:

1. Ad valorem taxes for 2014 and subsequent years.
2. Easements, covenants, and restrictions and other matters of record as of the date of recording hereof.

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

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

KIRKPATRICK & ASSOCIATES, LLC
A North Carolina Limited Liability Company

By: *Matt Horner Kirkpatrick*
Name: Matt Horner Kirkpatrick
Its: Manager

STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Matt Horner Kirkpatrick, Manager.

WITNESS my hand and notarial stamp/seal, this 17th day of December, 2013.

Notary Public *Ann L. Harper*

My Commission Expires: 8-8-16



FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2013 JUN 18 04:35:35 PM
BK: 7295 PG: 39-40
DEED
FEE: \$26.00
EXCISE TAX: \$620.00
INSTRUMENT # 2013023267
SCARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$620.00

Parcel Identification No. 197788

This instrument was prepared without benefit of title search by: Morris, Manning & Martin, LLP, PO Box 12768, RTP, NC 27709

Return document after recording to: Grantee

Brief description for the Index:

50.838 acres, Plat Book 186, Page 47, Durham County, North Carolina

THIS DEED is made this 18th day of June 2013, by and between:

GRANTOR	GRANTEE
<p>MFW Investments, LLC a North Carolina limited liability company 114 Birklands Drive Cary, NC 27518</p>	<p>Kirkpatrick & Associates, LLC a North Carolina limited liability company 3715 Bridgeton Park Drive Raleigh, NC 27612</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Durham County, North Carolina and more particularly described as follows:

Being all of that certain 50.838-acre tract located in Durham County, NC as shown on a survey dated 4-13-2010 prepared by Withers & Ravenel Engineers|Planners|Surveyors entitled "Open Space Recombination Map Stonehill Estates" recorded in Plat Book 186 Page 47, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7295, Page 36, Durham County Registry.

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, except for exceptions stated herein. Title to the aforescribed parcels is conveyed subject to the following:

1. Ad valorem taxes for 2013 and subsequent years.
2. Easements, covenants, and restrictions and other matters of record as of the date of recording hereof.

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

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

MFW INVESTMENTS, LLC
A North Carolina Limited Liability Company

By: [Signature]
Name: Michael F. Whitehead
Its: Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

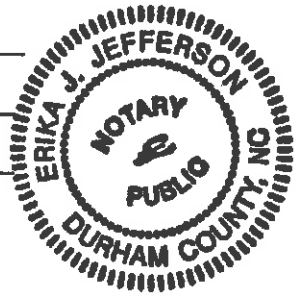
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michael F. Whitehead.

WITNESS my hand and notarial stamp/seal, this 18th day of June, 2013.

Notary Public [Signature]

Printed Name: Erika J. Jefferson

My Commission Expires: 10.8.13



FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2013 JUN 19 04:33:11 PM
BK:7295 PG:36-38
DEED
FEE:\$26.00
INSTRUMENT # 2013023266

SCEARNEL



2013023266

**STATE OF NORTH CAROLINA
COUNTY OF DURHAM**

Prepared by + Return to:

Brent Earringer, Barringer+Sasser, P88 5566, Cary, NC 27512

**SHERIFF'S OFFICIAL DEED
(NONWARRANTY DEED)**

THIS DEED, made and entered into this 18th day of June, in the year 2013, by and between Michael D. Andrews, the Sheriff of Durham County, North Carolina, party of the first part, and MFW Investments, LLC, purchaser, party of the second part:

WITNESSETH:

WHEREAS, an Execution was issued by the Durham County Clerk of Superior Court, North Carolina, upon a judgment docketed in the Superior Court of said county, in a civil action entitled **Commercial Grading Inc., d/b/a Fowler Contracting Assignor, MFWIRA, LLC Assignee v. Durham Land Associates, LLC, 08 CVS 5578**, and directed to the Sheriff of Durham County, North Carolina, as Sheriff, requiring said Sheriff to satisfy the judgment out of the personal property of the named Judgment Debtor located within said county and if sufficient personal property could not be located to satisfy the judgment out of the real property owned by the Judgment Debtor on the date the Judgment was docketed or that was acquired at any time after the docketing of the judgment; and,

WHEREAS, a sufficient amount of personal property of said Judgment Debtor was not identified or located that would satisfy said Judgment; and,

WHEREAS, the Sheriff or his lawful deputy acting under authority of said Execution did levy upon the hereinafter described real property and did after advertisement and notice as required by state law, offer the same for sale at public auction at the location designated by the clerk of superior court, to wit: the Durham County Judicial Building, 510 South Dillard Street, Durham, North Carolina in said Durham County, at 10:00 o'clock am.; on the 14th day of May,

in the year 2013, when and where the property was sold to Mr. Michael Whitehead as the last and highest bidder; and,

WHEREAS, this sale was not postponed.

WHEREAS, the said Sheriff or his lawful deputy made a report of said sale to the Clerk of Superior Court of Durham County on the 14th day of May, in the year 2013, as required by law; and,

WHEREAS, said sale has remained open for a period of at least ten (10) days since the filing of the report of sale and no upset bid has been filed; and,

WHEREAS, the successful bidder, has assigned his bid to MFW Investments, LLC, same having been filed with the Clerk of Court on June 14, 2013; and,

WHEREAS, the Clerk of Superior Court of Durham County has entered an Order of Confirmation for the sale of the real property and directed the said Sheriff or his lawful deputy to prepare and tender to the assigned named purchaser, MFW Investments, LLC, a duly executed quitclaim deed for the property sold; and,

WHEREAS, the said party of the second part, Mr. Michael Whitehead, who was the last and highest bidder has complied with the terms of the sale and paid to the Sheriff or his lawful deputy the amount of \$44,500.00, which is the full amount of his last and highest bid and demanded a deed for said property.

NOW, THEREFORE, said party of the first part, the serving Sheriff of Durham County, North Carolina, under authority of said Execution and Sale and in consideration of the said sum of Forty-four thousand, five hundred DOLLARS to him in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents doth bargain, sell, and convey in as full and ample a manner as he is authorized to convey unto said party of the second part and his/her successors and assigns all right, title, interest and estate which the Judgment Debtor named above owned in the real property described below on the 13th day of January in the year 2009, or acquired at any time thereafter, in and to the land levied up and sold as aforesaid, the same tract(s) of land lying and being in the County of Durham, Durham township, North Carolina and being more particularly described as follows:

3553 Wake Forest Highway, Durham NC, being the property described in Exhibit A-3 of the deed to the Judgment Debtor recorded in Deed Book, 4277, pages 299-302, and Plat Book 186, page 47.

THAT the property hereinabove described was acquired by the Judgment Debtor by instrument recorded in Book 4277, pages 299-302, Durham County Registry. That said real property sold under execution remains subject to all superior liens, mortgages, easements, encumbrances, unpaid taxes, and special assessments which were effective prior to the lien of the judgment under which the sale was held in the same manner and to the same extent as if no such sale had been held.

TO HAVE AND TO HOLD, the same to MFW Investments, LLC, the said party of the second part and its successors and assigns in as full and ample a manner as said party of the first part is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, said party of the first part, duly appointed and serving as Sheriff of Durham County, North Carolina, has hereunto set his hand and seal, the day and year first above written.

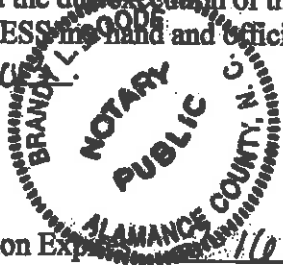
Michael D. Andrews (SEAL)
Sheriff of Durham County, NC

NORTH CAROLINA
COUNTY OF Durham

I, Brandy L. Goode, A (Notary Public) (Assistant/Deputy Register of Deeds) in and for the above named County and State, do hereby certify Michael D. Andrews, Sheriff of Durham County, North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing Sheriff's Official Deed.

WITNESS my hand and official seal, this the 18 day of June, in the year of 2013.

(SEAL)



Brandy L. Goode
Notary Public

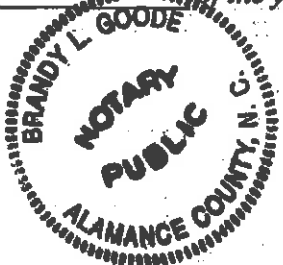
My Commission Expires 11-14

North Carolina

Durham County

I, Brandy L. Goode, (Assistant/Deputy Register of Deed) (Notary Public) of Durham County, do hereby certify that Michael D. Andrews, the Sheriff of Durham County personally appeared before me this day and acknowledged the due execution of the foregoing instrument/deed. Witness my hand and official seal this the 18 day of June of the year 2013.

(official seal)



Brandy L. Goode
Signature of Official