

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 NOV 23 10:45:35 AM  
 BK:8072 PG:812-814  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$2,700.00  
 INSTRUMENT # 2016041154  
 APRILJ



2016041154

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,700.00

Parcel Identifier No. Out of 124852, 124853 & 124856

Prepared By: Barringer Sasser, LLP, (Grantee's legal counsel)  
 Mail To: **GRANTEE**  
 Brief Description for Index: Lot 1R, Recombination, PB 196, Pg. 279, Durham Co. Registry

THIS DEED made this 22 day of November, 2016, by and between

GRANTOR	GRANTEE
<p><b>Holmes Cole Mill, LLC,</b>                      a North Carolina limited liability company</p> <p>100 Europa Drive, Ste. 500                      Chapel Hill, North Carolina 27517</p>	<p><b>Luihn Four, Inc.,</b>                      a North Carolina corporation</p> <p>2950 Gateway Centre Boulevard                      Morrisville, North Carolina 27560</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 lot, 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 hereby incorporated by reference.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 8047, Page 553; and, Book 8047, Page 562, both of the Durham County Registry.

No portion of the property herein conveyed includes the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 196, Page 279, 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, 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 whomsoever, other than the following exceptions:

- 1. Ad valorem taxes for the year 2017 and thereafter.
- 2. All covenants, conditions, easements, restrictions and rights of way of record.

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

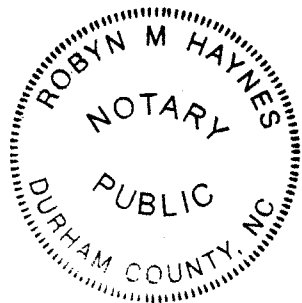
**Grantor:** **Holmes Cole Mill, LLC**, a North Carolina limited liability company

By: *Edward S. Holmes, Jr.*  
Edward S. Holmes, Jr., duly authorized Manager

NORTH CAROLINA - Durham COUNTY

I Robyn M. Haynes, Notary Public of Durham County, North Carolina do hereby certify that Edward S. Holmes, Jr., known to me or proved on the basis of satisfactory evidence to be the person described, personally appeared before me and stated that he is the duly authorized Manager of Holmes Cole Mill, LLC, a North Carolina limited liability company, and further acknowledged the due and voluntary execution of the foregoing instrument for and on behalf of the said limited liability company.

Witness my hand and seal this 22 day of November, 2016



*Robyn M. Haynes*  
Notary Public  
My commission expires: Sept. 11, 2021

## EXHIBIT A

## LAND DESCRIPTION – Lot 1R – Recombination (Taco Bell Lot)

BEING ALL OF THE NEWLY CREATED LOT KNOWN AS LOT 1R LYING IN THE NORTHWESTERN QUADRANT OF HILLSBOROUGH ROAD AND CHRISTIAN AVENUE RIGHTS-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING A NORTH CAROLINA GEODETIC MONUMENT KNOWN AS “DURHAM COOP CORS ARP” AND HAVING NORTH CAROLINA GRID COORDINATES (NAD 83 - 2011) OF NORTHING: 817,510.85', EASTING 2,029,742.71', THENCE A BEARING N58°56'39"W AND A GROUND DISTANCE OF 18,327.06' TO A PARKER KAYLON NAIL FOUND, SAID NAIL LYING ON THE NORTHERN RIGHT OF WAY OF HILLSBOROUGH ROAD AND THE WESTERN RIGHT OF WAY OF CHRISTIAN AVENUE SAID POINT BEING THE POINT AND PLACE OF BEGINNING THENCE ALONG HILLSBOROUGH ROAD IN A WESTERLY DIRECTION N62°29'44"W A DISTANCE OF 139.65' TO AN IRON PIPE SET, SAID POINT BEING A NEW COMMON SOUTHWEST CORNER WITH LOT 2R, THENCE ALONG THE COMMON PROPERTY LINE OF LOT 2R N27°36'00"E A DISTANCE OF 130.05' TO AN IRON PIPE SET, SAID POINT BEING A NEW COMMON NORTHWEST CORNER WITH LOT 3R, THENCE ALONG THE COMMON PROPERTY LINE OF LOT 3R N27°36'00"E A DISTANCE OF 6.91' TO A CALCULATED POINT, THENCE S62°24'00"E A DISTANCE OF 14.15' TO AN IRON PIPE SET, THENCE N27°36'00"E A DISTANCE OF 82.45' TO A COMPUTED POINT, THENCE S62°24'00"E A DISTANCE OF 125.58' TO AN IRON PIPE SET, SAID IRON PIPE BEING A NEW COMMON NORTHEAST CORNER WITH LOT 3R AND LYING ON THE WESTERN RIGHT OF WAY OF CHRISTIAN AVENUE. THENCE WITH SAID RIGHT OF WAY S27°37'13"W A DISTANCE OF 219.18' TO A PARKER KAYLON NAIL, SAID NAIL BEING THE POINT AND PLACE OF BEGINNING.

DESCRIBED PARCEL BEING THAT AREA SHOWN AS LOT 1R HAVING AN AREA OF 29,466.55 SQUARE FEET OR, 0.676 ACRES. AND AS SHOWN ON A PLAT PREPARED BY C.E. GROUP, LLC. TITLED “RECOMBINATION SURVEY PROPERTY OF HOLMES COLE MILL, LLC” DATED SEPTEMBER 27TH 2016. AND RECORDED IN THE DURHAM COUNTY REGISTER OF DEEDS AT PLAT BOOK 196 PAGE 279