

For-Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Dec 27 09:48 AM NC Rev Stamp: \$ 1900.00
Book: 8336 Page: 312 Fee: \$ 26.00
Instrument Number: 2017045332
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 1,900.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 121558

Mail after recording to: GRANTEE, MAILING ADDRESS

This instrument was prepared by: H. EUGENE TATUM III, WITHOUT BENEFIT OF TITLE SEARCH

THIS DEED made this 11 day of December, 2017 by and between

GRANTOR

TRG CAPITAL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Mailing Address: 304 E. Washington Street, Mebane, NC 27302-2745

GRANTEE

Robert T. Ghanem and wife, Feda D. Ghanem

Mailing Address: 17 Lytham Lane, Durham NC 27707

Property Address: 3604 Durham Chapel Hill Boulevard, Durham, NC 27707

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 the City of Durham, _____ Township, Durham County, North Carolina, and more particularly described as follows:

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

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5367, Page 126.

A map showing the above described property is recorded in Plat Book 145, Page 119.

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.

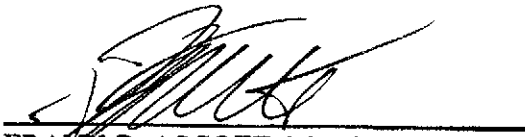
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

TRG CAPITAL, LLC

By:



FRANK B. ASCOTT, Member Manager of TRG Capital, LLC

State of North Carolina County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that FRANK B. ASCOTT, personally came before me this day and acknowledged that she is the Member Manager of TRG Capital, LLC, and that by authority duly given and as the act of such entity, (s) he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of December 2017.

My Commission Expires: 10-17-2022


Notary Public

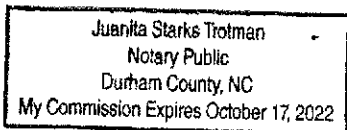


EXHIBIT A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE CITY-OUT TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY.

BEING AT A CONCRETE MONUMENT LOCATED IN THE NORTHERLY MARGIN OF THE RIGHT OF WAY OF CHAPEL HILL BOULEVARD - US, HYW, NOS 15 AN 501 (260 FOOT RIGHT OF WAY) SAID MONUMENT MARKING THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY MIDAS REALTY COMPANY, NOW OR FORMERLY, AS DESCRIBED IN DEED BOOK 1176 AT PAGE 469 OF THE DURHAM COUNTY PUBLIC REGISTRY SAID MONUMENT ALSO BEING LOCATED N 70-56-31 E 551.91 FEET (GROUND) FROM NCGS MONUMENT "HOMESTEAD" HAVING NAD 83 VALUES OF N=808,437.02 FEET AND E=2,014,636.93 FEET (SCALE FACTOR + 9999513), RUNNING THENCE FROM SAID BEGINNING POINT AND WITH THE EASTERLY LINE OF MIDAS REALTY COMPANY, N 09-06-00 W. 299.90 FEET TO A CONCRETE MONUMENT LOCATED IN THE SOUTHERLY LINE OF THE PROPERTY OWNED BY SOUTHWEST DURHAM PROPERTIES, NOW OR FORMERLY, AS DESCRIBED ON MAP RECORDED IN MAP BOOK 97 AT PAGE 173 OF THE AFORESAID PUBLIC REGISTRY; THENCE WITH THE SOUTHERLY LINE OF SOUTHWEST DURHAM PROPERTIES, N 84-01-58 D. 130.00 FEET TO A SET IRON PIPE; THENCE A NEW LINE S 05-51-02 E 299.52 FEET TO A SET IRON PIPE LOCATED IN THE NORTHERLY MARGIN OF THE RIGHT OF WAY OF CHAPEL HILL BOULEVARD - US HWY. NOS. 15 & 501; THENCE WITH THE NORTHERLY MARGIN OF SAID RIGHT OF WAY S 84-03-40W 113.00 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 36,387 SQUARE FEET, MORE OR LESS, AS SHOWN ON THAT SURVEY PREPARED BY TRIANGLE SURVEYORS, DATED OCTOBER 12, 1999, REFERENCED TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY KNOWN AS LOT 1 AND SHOWN ON PLAT ENTITLED "FINAL PLAT FOR INSITE DURHAM, LLC," RECORDED IN PLAT BOOK 145, PAGE 119, DURHAM COUNTY REGISTRY.