

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2020 Mar 05 10:28 AM

Book: 8887 Page: 828

NC Rev Stamp: \$ 6000.00 Fee: \$ 26.00

Instrument Number: 2020008623
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 6000

Parcel Identifier Nos. 155763, 155766, 155767, 155356, 155354, 155357 and 155352

Verified by _____ County on the ____ day of _____, 2020

By: _____

Mail/Box to: Grantee

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

Brief description for the Index: 3440, 3432 and 3430, 3500, and 3614 NC Hwy 55, 1403 Odyssey and 5221 Penrith

THIS DEED made this 28th day of February 2020, by and between

GRANTOR

GRANTEE

Highway 55 Ralden Properties, LLC
a Maryland limited liability company

Lakewood Park Development, LLC
a North Carolina limited liability company

ADDRESS:

ADDRESS:

c/o Drake Zaharris
Pessin Katz Law, P.A.
901 Dulaney Valley Road, Suite 500
Towson, MD 21204

3013 Ridge Road
Durham, NC 27705

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 those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

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. Ad valorem tax for 2020 and subsequent years not yet due and payable.
2. Matters shown on the plats of record at Plat Book 18B Page 183, Plat Book 114 Page 141, Plat Book 94 Page 128, Plat Book 76 Page 38, Plat Book 151 Page 133, and Plat Book 153 Pages 357-361 Durham County Registry.
3. Highway Rights of Way of record at Book 5955 Page 791 and Book 6029 Page 591, Durham County Registry.
4. Sanitary Sewer Easement of record at Book 1399 Page 909, Durham County Registry.
5. Easement of record at Book 1201 Page 67 and Book 3621 Page 595, Durham County Registry.
6. Easement of record at Book 3576 Page 307, Durham County Registry.
7. Other easements, rights of way, liens, and covenants, conditions, and restrictions of record.
8. All laws, regulations or ordinances (including, but not limited to, zoning, building and environmental laws, regulations and ordinances) applicable to the property.
9. All matters which would be discoverable or disclosed by an accurate ALTA survey or reasonable inspection

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

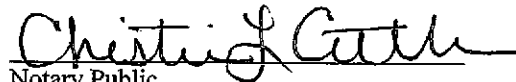
Highway 55 Ralden Properties, LLC
a North Carolina limited liability company

By:  (SEAL)
Drake Zaharris, Trustee and
Authorized Party

STATE OF Maryland
COUNTY OF Baltimore

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **Drake Zaharris**

Date: 2.27.2020


Notary Public

Print Name: _____
CHRISTINA L. CANATELLA
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

My commission expires: MY COMMISSION EXPIRES 10-13-2023

[Official Seal

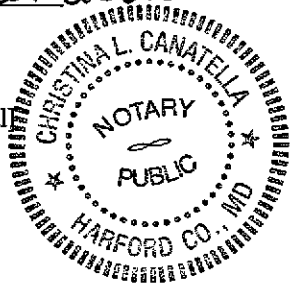


EXHIBIT A**Legal Description****Tract One: 3430, 3432 and 3440 NC Highway 55, Durham, NC**

BEGINNING at an existing iron lying in the west right-of-way of NC Highway 55, a control Corner "A" with North Carolina grid coordinates N792,984.38, E2,032,810.09; thence North 89° 19' 08" West 403.36 feet to an existing iron; thence North 08° 12' 21" East 152.93 feet; thence North 08° 12' 21" East 100.29 feet to an existing iron; thence North 08° 13' 37" East 50.00 feet to an existing iron; thence North 08° 05' 57" East 49.75 feet to an existing iron; thence North 08° 01' 23" East 49.56 feet to an existing iron; thence South 82° 00' 30" East 399.53 feet to an existing iron located in the west right-of-way of N.C. Highway 55; South 07° 57' 46" West 101.55 feet to an existing iron; thence South 08° 08' 50" West 150.57 feet to an existing iron; thence South 08° 12' 17" West 99.10 feet to an existing iron, the point and place of BEGINNING, being Lots A (0.92 acres), Lot B (1.38 acres) and Lot C (1.16 acres), containing a total of 3.46 acres, more or less, as shown on that survey by Callemyn-Parker, dated March 8, 2001 and also being the property of the Fletcher P. Chambers Estate, consisting of Lot 7, 8, 9, 10, 11, 12 and 13, Block A, Property of A.J. Pollard, Plat Book 18B, Page 183, Durham County Registry.

Tract Two: 3500 NC Highway 55, Durham, NC

BEGINNING at the southwestern intersection of Odyssey Drive with NC Highway 55; thence with the western side of NC Highway 55 South 08° 06' 42" West 821.44 feet to a stake, the northeastern corner of Lot L (Tract Three described below); thence with the northern line of said Lot L, North 83° 24' 48" West 683.75 feet to a stake in the eastern line of Tract H as shown in Plat Book 153 at Page 359, Durham County Registry; thence with the eastern line of said Tract H, North 02° 03' 17" West 460.02 feet to a stake, southeastern corner of General Telephone property; thence with the eastern line of the General Telephone property, North 02° 01' 28" West 99.99 feet to a stake, the northeastern corner of the General Telephone property and a corner of Revised Tract B as shown on said plat; thence with the eastern line of said Revised Tract B, North 02° 03' 24" West 209.70 feet to a stake, corner of said Revised Tract B on the southern side of Odyssey Drive; thence with the southern side of Odyssey Drive, South 89° 47' 35" East 466.46 feet to a stake; thence continuing with the southern side of Odyssey Drive in an easterly direction along an arc having a radius of 1,879.74 feet, an arc distance of 259.52 feet (chord bearing South 85° 50' 16" East, chord distance 259.31 feet) to a stake at the southwestern intersection of Odyssey Drive with NC Highway 55, the point and place of BEGINNING, containing 13.90 acres more or less, and being all of Lot K as shown on an unrecorded survey entitled "Final Plat Boundary Survey of DeChiaro Limited Partnership," dated November 6, 2001, and drawn by William H. McCarthy, Jr., Professional Land Surveyor of Sear-Brown Engineering. This property is the greater portion of Parcel 9 of the Property of Home Savings and Loan Association shown on plat recorded in Plat book 94 at Page 128, Durham County Registry.

This property is conveyed subject to a 42 foot wide non-exclusive access easement which runs along a portion of the western property line and is more particularly described by easement instruments

recorded in Book 1201 at Page 67 and Book 3621 at Page 595, Durham County Registry.

This property is also conveyed subject to a sign easement at the southwestern intersection of Odyssey Drive and NC Highway 55, as shown on the unrecorded survey referred to above, and as further created and described by Deed of Easement recorded in Book 3576 at Page 307, Durham County Registry.

Tract Three: 3614 NC Highway 55, Durham, NC

BEGINNING at a stake on the western side of NC Highway 55, said stake being the southeastern corner of Lot K as shown on the unrecorded plat referred to below, and said BEGINNING stake being situated South 08° 06' 42" West 821.44 feet from the southwestern intersection of Odyssey Drive and NC Highway 55; thence from the BEGINNING stake so situated, along and with the western side of NC Highway 55, South 08° 07' 14" West 251.81 feet to a stake, corner of Fern G. King property; thence with the northern lines of the King property, North 87° 00' 33" West 329.62 feet to a stake and North 86° 56' 40" West 304.46 feet to a stake, the southeastern corner of Lot H as shown in Plat Book 153 at Page 359, Durham County Registry; thence with the eastern line of said tract H, North 02° 02' 17" West 294.47 feet to a stake, the southwestern corner of Lot K as shown on the unrecorded plat referred to below; thence with the southern line of said Lot K, South 83° 24' 48" East 683.75 feet to a stake on the western side of NC Highway 55, the point and place of BEGINNING, and being all of Lot L as shown on the unrecorded survey entitled "Final Plat Boundary Survey of DeChiaro Limited Partnership," dated November 6, 2001, and drawn by William H. McCarthy, Jr., Professional Land Surveyor of Sear-Brown Engineering. This property is also described as being all of Tract 2 of the Property of Wheeler-Leonard & Co., Inc., as shown on plat recorded in Plat Book 76 at Page 38, Durham County Registry.

Tract Four: 1403 Odyssey Drive, Durham, NC

LYING at the northwestern intersection of Odyssey Drive and NC Highway 55, containing 3.52 acres, more or less, and being all of Lot 10 as shown on a plat entitled "Property Surveyed for DeChiaro Limited Partnership," drawn by William H. McCarthy, Jr., Registered Land Surveyor, of McCarthy-Love & Associates, Land Surveyors, and being duly filed for record in Plat Book 151 at Page 133 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property is conveyed subject to a sanitary sewer easement, flood zone area and no access limitation to NC Highway 55, all as shown on the plat hereinabove referred to.

This property is also conveyed subject to a sign easement at the northwestern intersection of Odyssey Drive and NC Highway 55, as created and described by Deed of Easement recorded in Book 3576 at Page 307, Durham County Registry.

Tract Five: 5221 Penrith, Durham, NC

LYING on the eastern side of Penrith Drive, containing 8.88 acres, more or less, and being all of Tract H as shown on a plat entitled "Penrith Apartments, Sheets 1, 2 and 3," drawn by William H. McCarthy, Jr., Registered Land Surveyor, of Callemyn-Parker, Engineering and Land Surveying, and being duly filed for record in Plat Book 153 at Pages 357, 359 and 361 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.