

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 13 08:39 AM
Book: 9492 Page: 609
NC Rev Stamp: \$ 4277.00 Fee: \$ 26.00
Instrument Number: 2021052096
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,277.00

Parcel Identifier No. 121588

Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Brian M. Ferrell, a licensed NC attorney (without benefit of title examination)

Brief description for the Index: 1.058 acres – Plat Book 112, Page 180, Durham County Registry

THIS DEED made this 12th day of October, 2021, by and between

GRANTOR	GRANTEE
Durham Ritz Incorporated a North Carolina corporation	RCG3 LLC a North Carolina limited liability company
ADDRESS: 43 Cheswick Place Durham, NC 27707	Address: 749 Fenner Road Rocky Mount, NC 27804

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 together with the improvements located thereon situated in Durham County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7104, Page 387, Durham County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 112, page 180, Durham County Registry.

KC: 448791v2

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. Taxes for the year 2022, and subsequent years, not yet due and payable;
- 2. Matters shown on recorded Plat Book 112 at Page 180; and
- 3. Zoning ordinances affecting the property.

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

Durham Ritz Incorporated

By: Ira D. Mueller (SEAL)
Ira D. Mueller, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Ira D. Mueller

Witness my hand and Notarial stamp or seal this 12th day of October, 2021.

My Commission Expires: 12-6-21

(Affix Seal)

Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name

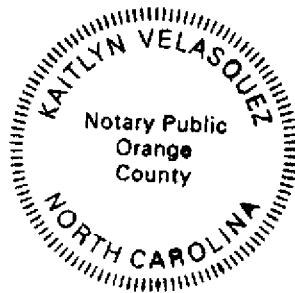


EXHIBIT A

BEGINNING at an iron stake on the southern side of Chapel Hill Boulevard, the northwest corner of the property of Neuse, Inc.; thence along and with the western side of the property of Neuse, Inc.; South 05° 06' 00" West 240 feet to an iron stake, thence North 85° 45' 00" East 34.51 feet to a stake in the western side of Weymouth Street; thence in a southerly direction along and with the western side of Weymouth Street in a curve with a radius of 368 feet an arc distance of 71.13 feet to a control corner; thence South 85° 47' 04" West 164.45 feet to a control corner, thence North 05° 06' 00" East 300 feet to the southern side of Chapel Hill Boulevard; thence in an easterly direction along and with the southern side of Chapel Hill Boulevard in a curve with a radius of 5,415.02 feet an arc distance of 149.96 feet to the point and place of BEGINNING, containing 1.058 acres, more or less, as per plat and survey of the Property of John A. Pickett, Trustee, prepared by Southeastern Surveys, Inc. dated September 8, 1986, and recorded in Plat Book 112, at page 180, to which reference is hereby made for a more particular description of same.