

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Feb 01 04:30 PM NC Rev Stamp: \$ 3800.00  
Book: 8118 Page: 578 Fee: \$ 26.00  
Instrument Number: 2017003589  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,800.00

Parcel Identifier No. 172256 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Manning, Fulton & Skinner, P.A. (DJS) 3605 Glenwood Ave., Suite 500, Raleigh, NC 27612

This instrument was prepared by: Isabel Worthy Mattox, Attorney at Law

Brief description for the Index: Lot 6A PB 124 Pg 148; 0.29 acre strip

THIS DEED made this 1st day of February, 2017, by and between

**GRANTOR**

**GRANTEE**

**WELLS FARGO BANK, N.A. (SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A., WHICH IS THE SUCCESSOR-IN-INTEREST TO WACHOVIA BANK OF NORTH CAROLINA, N.A.), TRUSTEE UNDER REVOCABLE TRUST AGREEMENT WITH W. TRENT RAGLAND, JR., DATED DECEMBER 18, 1991, AS AMENDED FROM TIME TO TIME, RESTATED 12/9/05**

**NET RETAIL PARTNERS - DURHAM, LLC,**  
a North Carolina limited liability company

**3517 Turnbridge Dr.  
Raleigh, NC 27609**

**150 Fayetteville Street, 7<sup>th</sup> Floor  
D0182-072  
Raleigh, NC 27601**

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 or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2202, Page 426, and Book 2588, Page 297, Durham County Registry.

A map showing the above described property is recorded in Plat Book 124, Page 148, Durham County Registry.

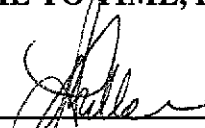
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the exceptions shown on attached **EXHIBIT B**.

*(signature page follows)*

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

**WELLS FARGO BANK, N.A. (SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A., WHICH IS THE SUCCESSOR-IN-INTEREST TO WACHOVIA BANK OF NORTH CAROLINA, N.A.), TRUSTEE UNDER REVOCABLE TRUST AGREEMENT WITH W. TRENT RAGLAND, JR. DATED 12/18/91, AS AMENDED FROM TIME TO TIME, RESTATED 12/9/05**


By:   
**Lorraine Bulloch, Assistant Vice President  
and Real Estate Asset Manager**

STATE OF NORTH CAROLINA

COUNTY OF WAKE

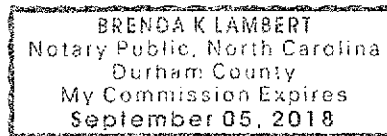
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Lorraine Bulloch.

This the 1st day of February, 2017.

  
Notary Public  
Printed Name: Brenda K Lambert

My Commission Expires: 9-5-2018

(OFFICIAL SEAL)



## EXHIBIT A

**TRACT ONE:**

City of Durham, City Out Township, BEGINNING at a stake located in the property line on the East side of Roxboro Road, if extended, said stake being in a Northerly direction 370.84 feet from the point of intersection of the property line on the East side of Roxboro Road, if extended, with the property line on the North side of Carver Street, if extended; thence from said point and place of beginning, North 70° 47' 40" East 352.23 feet to a stake; thence with the Western line of Lot 6B as shown on the plat hereinafter referred to, South 19° 12' 20" East 70.63 feet to a point; thence continuing with said property line along an arc with a chord bearing of South 23° 51' 57" East a chord distance of 140.48 feet to point; thence continuing with said property line South 19° 12' 20" East 184.46 feet to a stake located in the property line on the North side of Carver Street; thence along and with said property line South 70° 47' 40" West 107.57 feet to a point; thence continuing with said property line in a Westerly and clockwise direction along an arc with the radius of 1,372.39 feet an arc distance of 234.09 feet to a point; thence as Carver Street merges into Roxboro Road in a Northerly and clockwise direction along an arc with a radius of 30.00 feet an arc distance of 42.54 feet to a stake located in the property line on the East side of Roxboro Road; thence along and with said property line North 18° 11' 23" West 176.10 feet to a stake; thence South 68° 14' 53" West 1.93 feet to a stake; thence continuing with said property line on the East side of Roxboro Road North 19° 60' 28" West 169.01 feet to the point and place of BEGINNING, containing 3.208 acres and being all of Lot 6A as shown on the Plat and survey thereof of the subdivision map for Block E. Lot 6, Gary M. Hock Subdivision, by Triangle Surveyors dated December 12, 1990, recorded in Durham County Registry in Plat Book 124 at page 148, to which reference is hereby made for a more particular description of same.

And being the same property conveyed to Wachovia Bank of North Carolina, N.A., Trustee Under Revocable Trust Agreement dated December 18, 1991 by deed recorded in Book 2202, Page 426, Durham County Registry.

**TRACT TWO:**

BEGINNING at the Southeast corner of the property now owned by Wachovia Bank, N.A. (formerly Wachovia Bank of North Carolina, N.A.), Trustee under Revocable Trust Agreement dated December 18, 1991 (Plat Book 124, page 148, Durham County Registry), in the Northern right-of-way line of Carver Street (Public 90-foot Right-of-Way) and proceeding thence along the Eastern boundary line of Wachovia Bank N19°12'20"W 184.46 feet to a point; thence along a curve having a chord bearing of N23°51'57"W, a chord distance of 140.48 feet, a delta of 09°19'15", a radius of 864.50 feet, a tangent of 70.47 feet, and a length of 140.64 feet to a point; thence running N19°12'20"W 70.53 feet to the Northeast corner of Wachovia Bank; thence turning and running N70°47'40"E 22.86 feet to a point in the Western right-of-way line of Patrick Henry Drive (Public Variable Width Right-of-Way); thence turning and following the Western right-of-way line of Patrick Henry Drive S31°45'22"E 42.55 feet to an iron pin set; thence S25°25'14"E 100.14 feet to an iron pin set; thence S23°10'22"E 47.66 feet to an iron pin set; thence along a curve having a chord bearing of S17°59'55"E, a chord distance of 52.67 feet, a delta of 10°20'54", a radius of 292.00 feet, a tangent of 26.44 feet, and a length of 52.74 feet to an iron pin set; thence S12°49'28"E 65.52 feet to an iron pin set; thence along a curve having a chord bearing of S15°53'27"E, a chord distance of 11.82 feet, a delta of 06°07'59", a radius of 110.50 feet, a tangent of 5.92 feet, and a length of 11.83 feet to an iron pin set; thence S18°57'27"E 56.88 feet to an iron pin set; thence along a curve having a chord bearing of S25°55'07"W, a chord distance of 28.22 feet, a delta of 89°45'07", a radius of 20.00 feet, a tangent of 19.91 feet, and a length of 31.33 feet to an iron pin set in the Northern right-of-way line of Carver Street; thence following the Northern right-of-way line of Carver Street S70°47'40"W 5.51 feet to THE POINT AND PLACE OF BEGINNING, BEING 12,710.27 square feet (0.29 acre) located on the North side of Carver Street as shown on that unrecorded

survey entitled "Gary M. Hock" by Jim Morrow, Land Surveyor, dated December 8, 1998, and BEING a portion of that property described in that deed from The Union National Bank of Pittsburgh et al to Gary M. Hock dated August 19, 1985, and recorded October 10, 1985, in Book 1237, page 61, and BEING a portion of that property shown on that subdivision plat entitled "Block E. Lot 6, Gary M. Hock" by Triangle Surveyors dated December 10, 1990, and recorded January 9, 1991, in Plat Book 124, page 148, both of the Durham County Registry, to which reference is hereby made for a more particular description of same.

And being the same property conveyed to Wachovia Bank of North Carolina, N.A., Trustee Under Revocable Trust Agreement dated December 18, 1991 by deed recorded in Book 2588, Page 297, Durham County Registry.

**EXHIBIT B**

1. Taxes for the year 2017 and subsequent years.
2. Easement in favor of General Telephone Company of the Southeast recorded in Book 334, Page 498, Durham County Registry.
3. Matters shown on plats recorded in Plat Book 100, Page 164, Book 108, Page 11, Book 109, Page 70, Book 122, Page 194, Book 125, Page 126, Book 124, Page 148 and Book 142, Page 135, Durham County Registry.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 2221, Page 157, amended in Book 2485, Page 235, Durham County Registry.
5. Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 2525, Page 565, Durham County Registry.
6. Matters shown on a current survey and by a personal inspection of the property.