

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Mar 15 09:50 AM NC Rev Stamp: \$ 400.00  
 Book: 8382 Page: 540 Fee: \$ 26.00  
 Instrument Number: 2018008404  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$400.00

Parcel Identifier No. 163499 & 163500 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, P.A., 5909 Falls of Neuse Ste 200, Raleigh NC 27609

Brief description for the Index: 3838 & 3844 Angier Ave., Durham

THIS DEED made this 12<sup>th</sup> day of March, 2018, by and between

GRANTOR	GRANTEE
Scott Pierce and spouse, Deborah Atkins Pierce; Penny Pierce, unmarried; Polly Pierce Smith and spouse, Garry Julian Smith; and Andrew Pierce, unmarried	Angier Development, L.L.C., a North Carolina limited liability company  Property Address: 3838 & 3844 Angier Avenue Durham, NC 27703  Mailing Address: 603 West Industry Drive Oxford, NC 27565

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 or condominium unit situated in the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7115, Page 665, Durham County Registry.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X 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.

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Penny Pierce (SEAL) \_\_\_\_\_ (SEAL)  
 Penny Pierce Scott Pierce

Polly Pierce Smith (SEAL) \_\_\_\_\_ (SEAL)  
 Polly Pierce Smith Deborah Atkins Pierce

Garry Julian Smith (SEAL) \_\_\_\_\_ (SEAL)  
 Garry Julian Smith Andrew Pierce

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that Scott Pierce and spouse, Deborah Atkins Pierce personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_ day of March, 2018.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Affix Notary Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that Andrew Pierce personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_ day of March, 2018.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Affix Notary Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of NC - County or City of New Hanover  
 I, the undersigned Notary Public of the County or City of New Hanover and State aforesaid, certify that Polly Pierce Smith and spouse, Garry Julian Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12<sup>th</sup> day of March, 2018.

My Commission Expires September 21, 2019 Nicole Lefebvre

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Affix Notary Seal)

Nicole Lefebvre  
Notary's Printed or Typed Name

State of NC - County or City of New Hanover  
 I, the undersigned Notary Public of the County or City of New Hanover and State aforesaid, certify that Penny Pierce personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12<sup>th</sup> day of March, 2018.

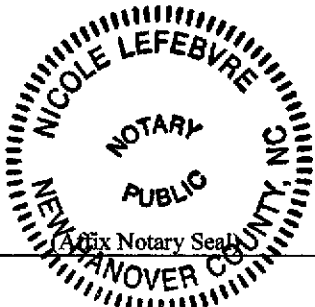
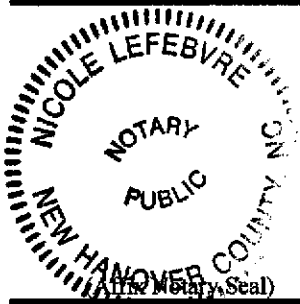
My Commission Expires September 21, 2019 Nicole Lefebvre

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Affix Notary Seal)

Nicole Lefebvre  
Notary's Printed or Typed Name

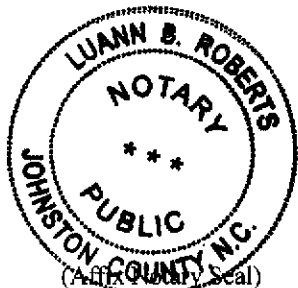


- 1. Ad valorem taxes for the current year and subsequent years.
  - 2. Easements, restrictions and other matters of record affecting title to the subject property.
- IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 Penny Pierce (SEAL) Scott Pierce (SEAL)  
 Scott Pierce

\_\_\_\_\_  
 Polly Pierce Smith (SEAL) Deborah Atkins Pierce (SEAL)  
 Deborah Atkins Pierce

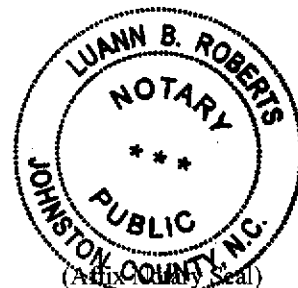
\_\_\_\_\_  
 Garry Julian Smith (SEAL) Andrew Pierce (SEAL)  
 Andrew Pierce



State of North Carolina - County or City of Wake  
 I, the undersigned Notary Public of the County or City of Wake and State  
 aforesaid, certify that Scott Pierce and spouse, Deborah Atkins Pierce personally appeared  
 before me this day and acknowledged the due execution of the foregoing instrument for the  
 purposes therein expressed. Witness my hand and Notarial stamp or seal this 13<sup>th</sup> day of  
 March, 2018.

LuAnn B. Roberts  
 Notary Public  
LuAnn B. Roberts  
 Notary's Printed or Typed Name

My Commission Expires: 10-18-19



State of North Carolina - County or City of Wake  
 I, the undersigned Notary Public of the County or City of Wake and State  
 aforesaid, certify that Andrew Pierce personally appeared before me this day and acknowledged  
 the due execution of the foregoing instrument for the purposes therein expressed. Witness my  
 hand and Notarial stamp or seal this 13<sup>th</sup> day of March, 2018.

LuAnn B. Roberts  
 Notary Public  
LuAnn B. Roberts  
 Notary's Printed or Typed Name

My Commission Expires: 10-18-19

(Affix Notary Seal)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State  
 aforesaid, certify that Polly Pierce Smith and spouse, Garry Julian Smith personally appeared  
 before me this day and acknowledged the due execution of the foregoing instrument for the  
 purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_ day of  
 March, 2018.

\_\_\_\_\_  
 Notary Public  
 \_\_\_\_\_  
 Notary's Printed or Typed Name

My Commission Expires: \_\_\_\_\_

(Affix Notary Seal)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State  
 aforesaid, certify that Penny Pierce personally appeared before me this day and acknowledged  
 the due execution of the foregoing instrument for the purposes therein expressed. Witness my  
 hand and Notarial stamp or seal this \_\_\_\_ day of March, 2018.

\_\_\_\_\_  
 Notary Public  
 \_\_\_\_\_  
 Notary's Printed or Typed Name

My Commission Expires: \_\_\_\_\_

Exhibit A  
Legal Description

**TRACT 1:**

**COMMENCING** at a GPS Control Point, a Rebar & Cap, said control point having NAD 83(2011) NC Grid Coordinates of Northing = 800,880.06 feet, and Easting = 2,045,658.92 feet; thence, from said point, S 59°14'11" E a distance of 436.28 feet (a grid distance) to another GPS Control Point, a Rebar & Cap, said control point having NAD 83(2011) NC Grid Coordinates of Northing = 800,656.91 feet, and Easting = 2,046,033.81 feet; thence, from said point, S 13°01'07" W a distance of 58.83 feet to an Iron Rod Set (IRS), said point being located on the southern right-of-way line of Angier Avenue, SR 1926 (60' public right-of-way) and being the northeast property corner of Angier Development, LLC as described in Deed Book 2644, Page 710 of the Durham County Registry; thence with the southern right-of-way line of Angier Avenue N 62°22'58" W a distance of 165.99 feet to an IRS; thence continuing with the southern right-of-way line of Angier Avenue, and along a curve to the right, said curve having a radius of 2,815.18 feet, a delta angle of 01°10'32", an arc length of 57.75 feet, with a chord bearing of N 61°47'42" W and a chord distance of 57.75 feet to an IRS, said point having NAD 83(2011) NC Grid Coordinates of Northing = 800,703.83 feet, and Easting = 2,045,822.60 feet, said point being the northwest property corner of Angier Development, LLC, said point also being the northeastern most corner of the tract herein described and the **TRUE POINT AND PLACE OF BEGINNING**.

Thence, from said **POINT OF BEGINNING**, leaving the southern right-of-way line of Angier Avenue, and with the western line of Angier Development, LLC, S 23°48'12" W a distance of 148.40 feet to a point; thence S 63°50'37" E a distance of 39.00 feet to a point; thence S 17°33'21" W a distance of 1,215.28 feet to an Existing Iron Pipe (EIP), said point being on the eastern line of William H. Jeffreys as described in Deed Book 239, Page 420 of the Durham County Registry; thence with the eastern line of Jeffreys N 26°13'14" W a distance of 354.16 feet to an Existing Iron Rod (EIR); said point being the northeast property corner of Jeffreys and the southeast property corner of Joyce M. Appel as described in Deed Book 56, Page 494, and Deed Book 56, Page 459; thence with the eastern line of Appel N 27°27'33" W a distance of 179.97 feet to an IRS, said point being on the eastern line of the North Carolina Railroad Company (NCR) corridor; thence with the eastern line of said NCR corridor and along a curve to the left, said curve having a radius of 2,029.00 feet, a delta angle of 01°46'24", an arc length of 62.79 feet, with a chord bearing of N 08°10'14" W and a chord distance of 62.79 feet to an IRS, said point being the southeast property corner of other lands of Penny Pierce, ET AL as described in Deed Book 7115, Page 665 (Tract 2); thence, leaving said NCR corridor and with the eastern line of Pierce, N 27°47'33" E a distance of 782.20 feet to an EIP, said point being the southwest property corner of Lattie Franklin Goodwin, Jr. as described in Deed Book 1360, Page 338; thence with the southern line of Goodwin, S 57°55'45" E a distance of 99.81 feet to an EIP, said point being the southeast property corner of Goodwin; thence with the eastern line of Goodwin N 30°51'29" E a distance of 210.18 feet to an EIP, said point being the northeast property corner of Goodwin, and also being on the southern right-of-way line of Angier Avenue, SR 1926 (60' public right-of-way); thence along the southern right-of-way line of Angier Avenue, and along a curve to the left, said curve having a radius of 2,815.18 feet, a delta angle of 01°56'24", and arc length of 95.33 feet, with a chord bearing of S 60°14'14" E and a chord distance of 95.32 feet to the **POINT OF BEGINNING**, and containing 8.350 acres or 363,739 square feet, more or less, all as shown on that certain plat prepared by SEPI Engineering & Construction dated 3/7/2018, and entitled "Boundary Survey for Angier Development, LLC, Property of Penny Pierce, Polly Pierce Smith, Scott Pierce and Andrew Pierce".

**TRACT 2:**

**COMMENCING** at a GPS Control Point, a Rebar & Cap, said control point having NAD 83(2011) NC Grid Coordinates of Northing = 800,880.06 feet, and Easting = 2,045,658.92 feet; thence, from said point, S 59°14'11" E a distance of 436.28 feet (a grid distance) to another GPS Control Point, a Rebar & Cap, said control point having NAD 83(2011) NC Grid Coordinates of Northing = 800,656.91 feet, and Easting = 2,046,033.81 feet; thence, from said point, S 13°01'07" W a distance of 58.83 feet to an Iron Rod Set (IRS), said point being located on the southern right-of-way line of Angier Avenue, SR 1926 (60' public right-of-way) and being the northeast property corner of Angier Development, LLC as described in Deed Book 2644, Page 710 of the Durham County Registry; thence with the southern right-of-way line of Angier Avenue N 62°22'58" W a distance of 165.99 feet to an IRS; thence continuing with the southern right-of-way line of Angier Avenue, and along a curve to the right, said curve having a radius of 2,815.18 feet, a delta angle of 01°10'32", an arc length of 57.75 feet, with a chord bearing of N 61°47'42" W and a chord distance of 57.75 feet to an IRS; thence continuing with the southern right-of-way line of Angier Avenue, and along a curve to the right, said curve having a radius of 2,815.18 feet, a delta angle of 01°56'24", an arc length of 95.33 feet, with a chord bearing of N 60°14'14" W and a chord distance of 95.32 feet to an Existing Iron Pipe (EIP), said point being the northeast property corner of Lattie Franklin Goodwin, Jr. as described in Deed Book 1360, Page 338; thence, leaving the southern right-of-way line of Angier Avenue and with the eastern line of Goodwin, S 30°51'29" W a distance of 210.18 feet to an EIP, said point being the southeast property corner of Goodwin; thence with the southern line of Goodwin, N 57°55'45" W a distance of 99.81 feet to an EIP, said point having NAD 83(2011) NC Grid Coordinates of Northing = 800,623.73 feet, and Easting = 2,045,547.49 feet, said point being the southwest property corner of Goodwin and also a property corner of other lands of Penny Pierce, ET AL as described in Deed Book 7115, Page 665 (Tract 1), said point also being the northeastern most corner of the tract herein described and the **TRUE POINT AND PLACE OF BEGINNING**.

Thence, from said **POINT OF BEGINNING**, and with the western line of Penny Pierce, ET AL, S 27°47'33" W a distance of 782.20 feet to an IRS, said point being the southwest property corner of Penny Pierce, ET AL, said point also being on the eastern line of the North Carolina Railroad Company (NCR) corridor; thence with the eastern line of said NCR corridor and along a curve to the left, said curve having a radius of 2,029.00 feet, a delta angle of 04°36'31", an arc length of 163.20 feet, with a chord bearing of N 11°21'41" W and a chord distance of 163.16 feet to an IRS, said point being the southeast property corner of Monica Murphy as described in Deed Book 7776, Page 67; thence, leaving said NCR corridor and with the eastern line of Murphy, N 27°42'17" E a distance of 669.81 feet to an IRS, said point being the southwest property corner of Martha Weiss Messick as described in Deed Book 2378, Page 474; thence with the southern line of Messick, S 54°28'18" E a distance of 105.00 feet to the **POINT OF BEGINNING**, and containing 1.721 acres or 74,950 square feet, more or less, all as shown on that certain plat prepared by SEPI Engineering & Construction dated 3/7/2018, and entitled "Boundary Survey for Angier Development, LLC, Property of Penny Pierce, Polly Pierce Smith, Scott Pierce and Andrew Pierce".