

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2019 Dec 05 04:29 PM
Book: 8817 Page: 912
 NC Rev Stamp: \$ 5800.00 Fee: \$ 26.00
 Instrument Number: 2019045114
 DEED

Excise Tax \$ 5,800.00

Recording Time, Book and Page

REID: 174376; 174378; 174398; 174399; 174400; and 174403

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615 (w/o title exam)

Brief Description for the index: **Multiple Lots**

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 5 day of December 2019, by and between

GRANTOR	GRANTEE
<p>Alan G. Williams and spouse, Blanche J. Williams, an undivided 21.97802% interest;</p>	<p>Brent A. Sigmon, a 46.82% interest; Susan E. Sigmon, a 34.60% interest; Haigler Investments, LLC, a North Carolina limited liability, a 9.29% interest; and Knott Holding Back, LLC, a North Carolina limited liability company, a 9.29% interest, as Tenants in Common</p>
<p>and</p>	
<p>Comfort Properties, LLC, a North Carolina limited liability company, an undivided 78.02198% interest PO Box 2501 Durham, NC 27715</p>	<p>Property Addresses: 3917, 3919, 3920, 3925, 3929, and 4008 Comfort Lane Durham, NC 27705</p>
<p><u>n/a</u> If Checked, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p>Mailing Address: 4008 Comfort Ln Durham NC 27705</p>

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 in and to that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A.

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

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.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as stated herein, that, at the time of the delivery of this Deed, the interest conveyed hereby was free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Title to the property hereinabove described is subject to the exceptions set out on attached Exhibit B.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Alan G. Williams
Alan G. Williams

Blanche J. Williams
Blanche J. Williams

Comfort Properties, LLC

By: Alan G. Williams
Alan G. Williams, Member/Manager

STATE OF North Carolina
COUNTY OF Durham

I, a notary public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Alan G. Williams, for himself and as Member/Manager of Comfort Properties, LLC; and Blanche J. Williams

Witness my hand and official stamp or seal, this the 5 day of December, 2019.

Brian M. Ferrell
Notary Public

My commission expires: 10/5/23

Seal/Stamp

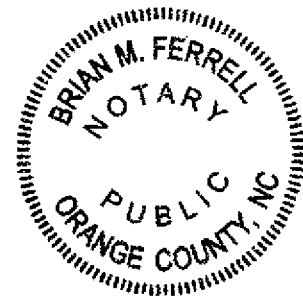


EXHIBIT A
Legal Description

Tract One:

Being all of Lot 40 of the W.T. Redmond Farm as per plat and survey thereof on file in Plat Book 3 at Page 175, Durham County Registry, save, reserve and excepting therefrom so much of said property as was conveyed to the North Carolina Department of Transportation for the Durham Freeway right of way by deed recorded in Real Estate Book 1664, Page 921, Durham County Registry.

Tract One has a Durham County Tax Parcel Reference Number of 174398 and a street address of 3917 Comfort Lane.

Tract Two:

Being all of Lot 39 of the W.T. Redmond Farm as per plat and survey thereof on file in Plat Book 3 at Page 175, Durham County Registry, save, reserve and excepting therefrom so much of said property as was conveyed to the North Carolina Department of Transportation for the Durham Freeway right of way by deed recorded in Real Estate Book 1664, Page 921, Durham County Registry.

Tract Two has a Durham County Tax Parcel Reference Number of 174399 and a street address of 3919 Comfort Lane.

Tract Three:

Beginning at a point existing northeastern right of way of State Highway Project 8.1350201 (formerly 4.49007) in Durham County Registry, said point being further described as being located in the common property line between the Department of Transportation (formerly Vernon R. Sanders) and Williams & Hesse Partnership, now or formerly (now known as Tract One above), said property line being a northern property line of Williams & Hesse Partnership (Tract One and Two above); thence along and with the northeastern right of way boundary North 23° 24' 00" West 211.66 feet to an EIP; thence North 47° 12' 28" East 73.61 feet to an EIP; thence South 40° 04' East 98.86 feet to a point; thence South 47° 06' 19" West 132.82 feet to the point and place of beginning, and containing 0.47 acres, more or less.

Tract Three has a Durham County Parcel Reference Number of 174400 and a street address of 3925 Comfort Lane.

Tract Four:

Beginning at a right of way monument located on the southwestern right of way boundary of SR 1314, said monument also being in the common property boundary of Department of Transportation (formerly George L. Ryals) and Department of Transportation (formerly Clay Rowland) as shown on the Master Plans for State Highway Project 8.1350201 (formerly 4.49007) in Durham County; thence South 47° 12' 28" West 73.61 feet to a point in the northeastern right of way and control of access boundary of the aforementioned highway project said point being 125 feet northeasterly of and normal to survey line -L- thence in a northwesterly direction at all points 125 feet northeasterly of and normal survey line -L- the point of intersection with southwestern right of way boundary old SR 1314; thence South 49° 33' 20" East along and with the aforementioned southwestern right of way boundary of SR 1314 to its point of intersection with the common property line of the Department of Transportation (formerly C.G. Cagle) and Department of Transportation (formerly Clay Rowland); thence South 42° 20' 00" East _____ feet to the point and place of beginning.

This description was taken from the Master Plans for State Highway Project 8.1350201 (formerly 4.49007) in Durham County with said plans being on file in the Office of the Department of Transportation in Raleigh, North Carolina.

Tract Four has a Durham County Tax Reference Number of 174403 and a street address of 3929 Comfort Lane.

Tract Five:

Being all of that 2.770 acres (more or less) parcel of land as shown on the plat entitled "Recombination for Comfort Properties, LLC" and recorded in Plat Book 140, Page 67, Durham County Registry.

Tract Five has a Durham County Tax Parcel Reference Number of 174376 and a street address of 4008 Comfort Lane.

Tract Six:

All that certain lot or parcel of land lying and being in Durham County, North Carolina, and being more particularly described as follows BEGINNING at an existing right of way cap, control corner, said beginning point having NC Grid Coordinates N 828,423.23 and E 2,011,847.89, said cap also being in the southernmost property line of George W Danser (Deed Book 1428, Page 634 Durham County Registry) and running thence North 25°21' 31 " East 214.88 feet to an existing rod in the western property line of Southern Railway, thence along and with said Southern Railway South 25°49' 15 ' East 844 41 feet to an existing iron pipe, thence South 64°14' 04" West 44 87 feet to an existing iron pipe in the eastern line of Comfort Lane (formerly Neal Road, SR 131 4), thence along and with Comfort Lane North 39°38'42" West 390 31 feet to an iron pipe, thence continuing along the line of Comfort Lane in a clockwise curve to the right with a radius of 542.81 feet and a chord bearing of North 31°22' 45" West 150 47 feet to and existing right of way cap, running thence North 23°1 9' 58" West 23 77 feet to existing right of way cap, thence leaving Comfort Lane North 25°04' 07" East 23 78 feet to the point and place of BEGINNING, and containing 2.354 acres, more or less, according to that unrecorded survey by George C. Love, Jr, dated August 49, 1996 entitled "Survey for Pine State Creamery Co." Job No 1348096, to which survey reference is hereby made

Tract Six has a Durham County Tax Parcel Reference Number of 174378 and a street address of 3920 Comfort Lane.

Exhibit B
Permitted Exceptions

****AS TO ALL TRACTS****

1. Taxes for the year 2020, and subsequent years, not yet due and payable.
2. Matters shown on recorded Plat Book 3 at Page 175; Plat Book 44, Page 86; Plat Book 88, Page 65; and Plat Book 140, Page 67.
3. Easement(s) to Duke Power Company recorded in Book 335 at Page 595.
4. Right of way to Southern Telephone recorded in Book 198 at Page 442.
5. Right of way to Department of Transportation recorded in Book 1428 at Page 206.
6. Easement(s) to North Carolina Department of Transportation recorded in Book 1724, Page 260 and Book 2081, Page 711.
7. Restricted Access reserved by the North Carolina Department of Transportation recorded in Book 2537, Page 397.

****AS TO TRACT FOUR****

8. Title to that 0.13 acre owned by NCDOT.

****AS TO TRACT FIVE****

9. Memorandum of Lease to Comfort Mechanical Contractors, Inc. recorded in Book 8034, Page 566.

****AS TO TRACT SIX****

10. Matters shown on recorded Plat Book 140 at Page 67.
11. Memorandum of PCP Site Agreement in favor of Sprintcom, Inc. recorded in Book 2514, Page 89.
12. Memorandum of First Amendment to PCS site in favor of Sprintcom, Inc recorded in Book 5816, Page 844.