

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jun 01 04:22 PM NC Rev Stamp: \$ 2200.00  
 Book: 8437 Page: 450 Fee: \$ 26.00  
 Instrument Number: 2018018792  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,200.00

Parcel Identifier Nos. 112176, 112177, 112178, 112179, 112180, 112181, 112182 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: 451 South, LLC, 451 S. Driver St., Durham, NC 27703

This instrument was prepared by: Joseph B. Bass, III, Manning Fulton & Skinner, P.A., PO Box 20389, Raleigh, NC 27619

Brief description for the Index: 7 Tracts, S. Driver Street and Salem Street, Durham, NC

THIS DEED made this 1 day of June, 2018, by and between

GRANTOR	GRANTEE
GARLAND WOODCRAFT COMPANY, INC. (successor-by-merger to Crown Investment Corporation), a North Carolina corporation	451 SOUTH, LLC, a North Carolina limited liability company
451 S. Driver St. Durham, NC 27703	451 S. Driver St. Durham, NC 27703

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 Durham Township, Durham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

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 Printed by Agreement with the NC Bar Association

submitted electronically by "Manning Fulton & Skinner, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 242, page 512; Book 243, page 270; Book 356, page 555; Book 356, page 556; Book 356, page 558; Book 398, page 804; Book 1478, page 156, and Book 1478, page 158, all of the Durham County Register of Deeds. See also instruments recorded in Book 40, page 704 and Book 8289, page 364.

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

Maps showing the above described property are recorded in Plat Book 6B, page 185; Plat Book 9, page 87, and Plat Book 106, page 168, all of the Durham County Register of Deeds. .

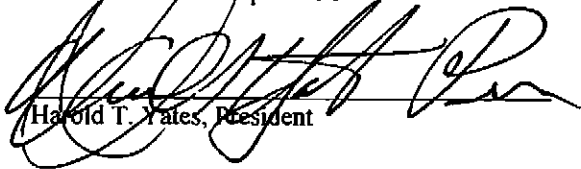
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 taxes for 2018 and subsequent years.
2. Easements, restrictions, and rights of way of public record.

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


GARLAND WOODCRAFT COMPANY, INC.  
(successor-by merger to Crown Investment Corporation),  
a North Carolina corporation

  
Harold T. Yates, President

State of NC - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Harold T. Yates 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 1 day of June, 2018

My Commission Expires: 11-2018

, Notary Public

(Affix Seal)

ANNIE PAGE WATSON  
Notary's Printed or Typed Name



EXHIBIT ATract 1

BEING ALL OF LOTS 2 AND 3, Property of A.J. Ellis, Estate Driver Avenue, as shown on that certain plat recorded in Plat Book 6B, Page 185, Durham County Registry.

*For reference purposes only:*

*Parcel #: 112176*

*PIN: 0831-19-61-0901*

*Property Address: 441 S. Driver Street, Durham*

Tract 2

BEING ALL OF LOT 4, Property of A.J. Ellis Estate, Driver Avenue, as shown on that certain plat recorded in Plat Book 6B, Page 185, Durham County Registry.

*For reference purposes only:*

*Parcel #: 112177*

*PIN: 0831-19-51-9850*

*Property Address: 447 S. Driver Street, Durham*

Tract 3

**BEGINS** at the intersection of the property line on the west side of Salem Street with the north side of the right of way of N. C. Railroad and running thence along and with the north side of said right of way North 59° 40' West 248 feet to a stake in the property line on the east side of Driver Avenue and running thence along and with the property line on the east side of said Driver Avenue North 30 degs. East 165 feet to a stake, thence South 59 deg. 43' East 128.7 feet to a stake; thence south 59 degs. 40' East 123.7 feet to a stake in the property line on the west side of Salem Street; thence along and with the property line on the west side of Salem Street south 32° 10' West 165.2 feet to a stake, the point or place of beginning, and being a part of the property as shown on plat of G. K., S. L. and J. H. Proctor by S. M. Ordle, G. H., June 20, 1934, said plat being of record in the Durham County Registry in Plat Book 9 at page 87, to which plat reference is hereby made for a more particular description of same.

Said property includes Lots 1-7, Lots 29-36, and the alleyways depicted on plat recorded in Plat Book 9, Page 87, Durham County Registry.

*For reference purposes only:*

*Parcel #: 112178*

*PIN: 0831-19-51-9668*

*Property Address: 400 S. Driver Street, Durham*

Tract 4

BEING ALL OF LOT 28, Property of C.K.-S.L. & J.H. Proctor, as shown on that certain plat recorded in Plat Book 9, Page 87, Durham County Registry.

*For reference purposes only:*

*Parcel #: 112179*

*PIN: 0831-19-61-0753*

*Property Address: 424 Salem Street, Durham*

Tract 5

**BEGINNING** at a stake in the property line on the west side of Salem Street north 32° 10' east 225.02 feet from the northern right-of-way line of the North Carolina Railroad, and running thence north 58° 40' west 97.3 feet to a stake, the southeast corner of the property conveyed to Crown Investment Corporation in Deed Book 398 page 804; thence with the west line of said property north 32° 10' east 70 feet to a stake, the southeast corner of Lot 26 of the property hereinafter referred to; thence south 58° 40' east 97.3 feet to a stake in the property line on the west side of Salem Street; thence along and with the same south 32° 10' west 70 feet to a stake, the point of beginning, and being the eastern portion of Lot 27 of the C. K., S. L., AND J. H. PROCTOR PROPERTY as shown on plat by S. M. Credle, C. E., dated June 20, 1934, and recorded in Plat Book 9, page 87, Durham County Registry.

*For reference purposes only:*

Parcel #: 112180

PIN: 0831-19-61-0798

Property Address: 422 Salem Street, Durham

Tract 6

Being the back portion of Lot No. 27 as shown on plat of Property of K. L., S. L., and J. H. Proctor made by S. M. Credle, Civil Engineer dated June 20, 1934 as recorded in the Office of the Register of Deeds of Durham County in Plat Book 9, Page 87, and more specifically described as:

**BEGINNING** at a point located in the southwesterly boundary line of Lot No. 27 as shown by said plat at a point North 58 degrees 40 minutes West 97.3 feet from the southernmost corner of said lot on Salem Street; running thence North 58 degrees 40 minutes West 29.4 feet to a stake; thence North 29 degrees 32 minutes East 98.9 feet to a stake, the original northernmost corner of said lot; thence South 57 degrees 28 minutes East 33 feet to a stake; thence South 30 degrees 07 minutes West 28.2 feet; thence a new line South 32 degrees 10 minutes West 70 feet to the point and place of **BEGINNING** and being the back portion or northwesterly portion of said Lot No. 27 as shown by plat referred to herein.

*For reference purposes only:*

Parcel #: 112181

PIN: 0831-19-61-0842

Property Address: 422 Salem Street, Durham

Tract 7

BEING ALL OF THAT CERTAIN LOT, Property of CJ. Paul Evans, Jr. and Wife, Wanda G. Evans, as shown on that certain plat recorded in Plat Book 106, Page 168, Durham County Registry.

*For reference purposes only:*

Parcel #: 112182

PIN: 0831-19-61-1835

Property Address: 420 Salem Street, Durham