

REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2019 Jun 13 02:27:28 PM
 BK:8679 PG:158-161
 DEED
 FEE: \$26.00
 INSTRUMENT # 2019019993
 EXCISE TAX: \$1,454.00
 JTABRON



Excise Tax \$1,454.00	Recording Time, Book and Page
Tax Lot No. 172264	Parcel Identifier Nos. 0833-13-04-2995
Verified By: _____	County on the _____ day of _____ 20__
by _____	
Mail after recording to: <u>Grantee Gordon C. Woodruff, PO Box 708, Smithfield, NC 27577</u>	
This instrument was prepared by Johnston, Allison & Hord, P.A. (RCH) P.O. Box 36469, Charlotte, NC 28236	
Brief description for the index	Approximately 1 acre at 4004 Ben Franklin Boulevard in Durham Plat Book 136 Page 73

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 13th day of June, 2019, by and between:

GRANTOR	GRANTEE
<p style="text-align: center;">BAYROCK INVESTMENT CO., a North Carolina general partnership</p> <p>Address: 1307 West Morehead Street, Suite 208 Charlotte, NC 28208</p>	<p style="text-align: center;">BEN FRANKLIN PROPERTY INVESTORS, LLC,</p> <p>Address: 4004 Ben Franklin Boulevard Durham, NC 27704</p>

Enter in appropriate block for each party: name, 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, City Out Township, Durham County, North Carolina and more particularly described as follows:

CONSISTING of 1.00 acre located at the Northeast corner of Ben Franklin Boulevard and William Penn Extension known as 4004 Ben Franklin Boulevard and shown on that plat of survey titled "Subdivision for: Gary M. Hock" dated

May 13, 1996, prepared by Jim Morrow, Registered Land Surveyor, and recorded in Plat Book 136, Page 73, Durham County Registry.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4164 at Page 876, Durham County Register of Deeds.

A map showing the above described property is recorded in **Map Book 136, Page 73.**

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 set forth on Exhibit A attached hereto and incorporated herein by reference hereby as if fully set forth herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

GRANTOR:

BAYROCK INVESTMENT CO., a North Carolina general partnership

By: Bayrock Investment Co., LLC, a Nevada limited partnership, general partner

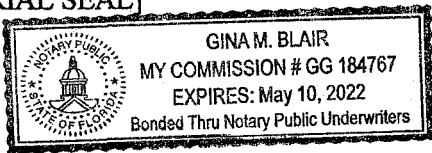
By: *Thomas L. Hammons*
Name: Thomas L. Hammons
Title: Manager

STATE OF Florida
COUNTY OF Sarasota

I, the undersigned, a Notary Public of the County of Sarasota and State of Florida, certify that Thomas L. Hammons personally came before me this day and acknowledged that he is the Manager of **Bayrock Investment Co., LLC** as general partner of Bayrock Investment Co., a North Carolina general partnership, and that he, as such, being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 7th day of June, 2019.

[NOTORIAL SEAL]



GINA M. BLAIR
Notary Public

Printed name: GINA M. BLAIR

My commission expires: May 10, 2022

EXHIBIT A
EXCEPTIONS

1. Easements, rights-of-way, covenants, agreements, restrictions and other matters affecting the property which are of record in Durham County and the easements, covenants, agreements, restrictions and other matters hereinafter set forth.
2. 2019 Ad valorem taxes and assessments to County of Durham and City of Durham.
3. Easements, rights-of-way, encroachments, boundary line disputes, and other matters which would be disclosed by an accurate, current survey and inspection of the property.
4. Zoning and building laws and ordinances affecting the property.
5. Rights-of-way of streets.
6. Matters reflected on the survey of the property titled "Subdivision for: Gary M. Hock" by Jim Morrow, Land Surveyor, dated August 15, 1996 and recorded August 23, 1996 in Plat Book 136 Page 73, Durham County Registry.
7. Matters reflected on the survey of the property titled "As-Built Survey for: Bayrock Investment Company" by Jim Morrow, professional Land Surveyor, dated September 23, 2003.
8. Any outstanding leases and rights of parties under recorded or unrecorded leases or rental agreements.
9. Easement to Duke Power Company recorded in Book 273, Page 297, Durham County Registry.
10. Declaration of Restrictive Covenants by Gary M. Hock dated February 5, 1991 and recorded February 12, 1991 in Book 1639 Page 706 Durham County Registry.
11. Declaration of Covenants, Conditions and Restrictions for Independence Park by Gary M. Hock dated February 22, 1996, recorded July 31, 1996, in Book 2221, Page 157, and amended in Book 2485, Page 235, Durham County Registry as they may be amended from time to time.