

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Aug 18 03:22 PM**  
**Book: 9432 Page: 907**  
NC Rev Stamp: \$ 7800.00 Fee: \$ 26.00  
Instrument Number: 2021041980  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$7,800.00

PIN: 0823-08-78-8792; 0823-07-78-3839;  
0823-07-68-8951; 0823-08-78-6684  
REID: 127473; 127703; 127702; 127472

This instrument was prepared by:  
John-Paul Schick, Schick Law PC, 4711 Hope Valley Rd., Ste. 4F-#526, Durham, NC 27707

Mail after recording to: Grantee

Brief description for the Index: **Four parcels: 4001, 4005, 4011 Holt School Rd. and 4601 Newby Dr., Durham, Durham County, NC (approx. 13.17 acs.)**

THIS DEED is made this 18th day of August, 2021, by and between:

GRANTOR	GRANTEE
<b>Foundation Capital Resources, Inc.</b>	<b>Iglesia Bautista La Fe, Inc.</b>
A Georgia corporation 3900 South Overland Ave. Springfield, MO 65807	A North Carolina non-profit corporation 4005 Holt School Rd. Durham, NC 27704

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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.

Submitted electronically by "Schick Law PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A, which is incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6992, Page 246, Durham County Registry. See also notice of correction at Book 9409, Page 28; foreclosure case file at Durham County file number 12-SP-287; deed of trust at Book 6694, Page 823; and deed at Book 4939, Page 384

A map showing the above-described property (or a portion) is recorded in Plat Book 99, Page 103; Plat Book 39, Page 13; Plat Book 17, Page 87; and Plat Book 122, Page 75, all in 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, except for exceptions stated herein. Title to the subject parcels is conveyed subject to the following:

1. Ad valorem taxes for 2022 and subsequent years.
2. Matters shown on recorded Plat Book 39 at Page 13 (Tracts A, B, and C), Plat Book 99 at Page 103 (Tract A), Plat Book 17 at Page 87 (Tract C), and Plat Book 122 at Page 75 (Tract D), all in Durham County Registry.
3. Easement(s) to City of Durham recorded in Book 347 at Page 67 and Plat Book 59 at Page 62 (Tract "C"), all in Durham County Registry.
4. The rights-of-way of Holt School Rd (Tracts "A" and "B") and Newby Dr (Tract "D").

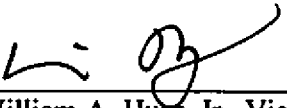
Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: The Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

[ Rest of page left blank intentionally. Signatures on following page. ]

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

GRANTOR:

**Foundation Capital Resources, Inc.,**  
A Georgia corporation

By:  (SEAL)  
William A. Hunt, Jr., Vice President

\*\*\*\*\* Note: Please sign in black ink.  
\*\*\*\*\* Note: Please ensure all of seal is legible.  
\*\*\*\*\* Note: Please ensure a 1/2" margin; no seal or writing within such 1/2" from the edge.

STATE OF Missouri

COUNTY OF Greene

I, Tina Rippee, a Notary Public, in and for said County and State, do hereby certify that **William A. Hunt, Jr.** personally came before me this day and acknowledged that he is Vice President of **Foundation Capital Resources, Inc.**, a Georgia corporation and that he, as Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 17 day of August, 2021

(Official Seal)

  
Notary Public

My commission expires: 9-4-22

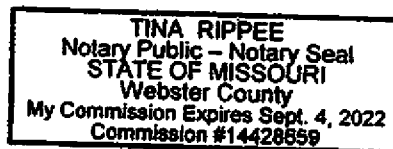


EXHIBIT A TO DEED

Legal Description of Property

TRACT "A"

BEGINNING at an existing iron pin in the western right of way of Holt School Road having a 60' wide public right of way and running along the northern line of the property now or formerly belonging to Homestead Heights Baptist Church, Inc. (PB 122, PG 75) N 85°05'28" W, 227.21' to a new iron pin set; Thence leaving said property line and running N 07°58'34" W, 100.00' to a nail set and S 85°06'45" E, 228.11' to an existing iron pin in the western right of way of Holt School Road; Thence running along the western right of way of Holt School Road S 07°27'43" E, 99.89' to an existing iron pin, said iron pin being the point and place of beginning, containing 22,203 square feet or 0.51 acres more or less.

This property is the same property as shown in Plat Book 99 at Page 103 and a portion of the property as shown in Plat Book 39 at Page 13.

TRACT "B"

Beginning at an existing iron pin on the western right of way of Holt School Road having a 60' wide public right of way and running with the western right of way of said road along a curve to the left having a radius of 1,817.75', an arc length of 310.34', and an exterior chord bearing of S 03°02'27" E, 309.97' to an existing iron pin; Thence leaving the western right of way of Holt School Road and running along the property now or formerly belonging to Summit Church-Homestead Heights Baptist Church, Inc. N 85°06'45" W, 228.11' to a nail set; Thence S 07°58'34" E, 100.00' to a new iron pin; Thence N 85°54'22" W, 335.67' to a new iron pin, said iron pin being the northeastern corner of the property belonging to Stonewall Village Association, Inc. (PB 114, PG 31); Thence running along the northern line of the Stonewall Village property N 84°14'14" W, 418.78' to an existing iron pin in the northern line of Stonewall Village Association, Inc. (PB 116, PG 9); Thence leaving the northern line of Stonewall Village Property running N 01°50'22" E, 396.77' to a point in the southern line of the property belonging to Holt School Elementary (Durham Public Schools) (PB 127, PG 140); Thence running along the southern line of Holt School Elementary S 85°30'42" E, 938.58' to an existing iron pin on the western right of way of Holt School Road, said iron pin being the point and place of beginning, containing 361,953 square feet or 8.31 acres, more or less.

This property is a portion of the property shown in Plat Book 39, Page 13.

TRACT "C"

BEGINNING at an existing iron pin in the northern line of the property belonging to Stonewall Village Association, Inc. and running along the northern property line of Stonewall Village

Association, Inc. (PB 116, PG 9 & PB 112, PG 18) N 88°04'48" W, 372.36' to an existing concrete monument, being the southwestern corner of the property; Thence running along the eastern line of the property belonging to Townes of Hollymeade Tarheel Steaks, Inc. (PB 163, PG 238) N 02°08'05" E, 413.38' to an existing iron pin, the northwestern corner of the property; Thence along the southern line of the property belonging to Holt Elementary School (Durham Public Schools) (PB 127, PG 140) S 85°30'42" E, 370.62' to a point; Thence leaving the line of Holt Elementary School running S 01°50'22" W, 396.77' to an existing iron pin, said iron pin being the point and place of beginning, containing 150,408 square feet or 3.45 acres, more or less.

This property is a portion of the property as shown in Plat Book 39 at Page 13 and Plat Book 17 at Page 87.

This property is subject to a 30' wide City of Durham Sanitary Sewer easement as shown in Plat Book 59 at page 62 and in Deed Book 347 at Page 67.

#### TRACT "D"

BEGINNING at a new iron pin set in the northern right of way of Newby Drive having a 50' wide public right of way and running along the eastern line of the property belonging to Stonewall Village Association, Inc. (PB 114, PG 31) N 07°13'02" W, 128.34' to a new iron pin; Thence running along the southern line of the property now or formerly belonging to Summit Church-Homestead Heights Baptist Church, Inc. (PB 39, PG 13 & PB 99, PG 103) S 85°54'22" E, 335.67' to a new iron pin and S 85°05'28" E, 227.21' to an existing iron pin in the western right of way of Holt School Road, having a 60' wide public right of way, Thence running along a curve to the right, where the western right of way of Holt School Road begins to curve into the northern right of way of Newby Drive, having a radius of 20.00', an arc length of 31.74', and an interior chord bearing and distance of S 33°30'18" W, 28.51' to an existing iron pin; Thence running along the northern right of way of Newby Drive S 78°32'44" W, 29.74' to an existing iron pin, Thence along a curve to the right having a radius of 1,010.95', an arc length of 290.82', an interior chord bearing and distance of S 86°35'04" W, 289.82' to an existing iron pin; Thence along a curve to the left having a radius of 414.99', an arc length of 216.54', and an exterior chord bearing and distance of S 80°03'24" W, 214.09' to a new iron pin, said iron pin being the point and place of beginning, containing 39,023 square feet or 0.90 acres, more or less.

This property is the same property as shown in Plat Book 122, Page 75.