

07/27/2022 10:43:22AM

BT: OPR B: 9749 P: 509 Pages: 3

DEED - DEED

Fee: \$3,626.00 Excise Tax: \$3600.00

INSTRUMENT #2022030629

Sharon Marsh

Excise Tax \$3,600.00

REID: 103029, PIN: 0821-98-07-4522

Mail after recording to: Grantee

This instrument was prepared by Keith A. Satsky, Attorney (without title examination)
Satsky & Silverstein, LLP, 415 Hillsborough Street, Suite 201, Raleigh, NC 27603

Brief description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 26th day of July 2022 by and between:

GRANTOR

GRANTEE

Southeastern Building Corporation

a North Carolina corporation (successor by merger to
Southeastern Development Corporation)

415 Hillsborough Street, Suite 201
Raleigh, NC 27603

Central Park Partners, LLC

a North Carolina limited liability company

2820 Selwyn Avenue, Suite 425
Charlotte, NC 28209

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

See Exhibit A attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 328, Page 577 and in Book 335, Page 334.

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

submitted electronically by "Chicago Title Company, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing the above described property is recorded in Map Book ____, Page ____.

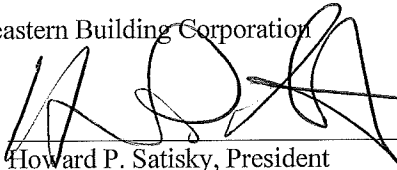
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- (i) the lien of ad valorem real property taxes for the current year and subsequent years;
 - (ii) zoning and building regulations, ordinances, and requirements and any other laws, regulations or ordinances relating to or affecting the Property or its use adopted by any authority having jurisdiction thereof,
 - (iii) all matters that would be shown by a current and accurate survey of the Property;
 - (iv) all easements, covenants, conditions, restrictions and other matters of record affecting the Property;
- and
- (v) all leases affecting the Property, if any, and all rights or claims of all parties in possession of the Property, if any, whether or not pursuant to any oral or written lease.

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

Southeastern Building Corporation

By:  (SEAL)
Howard P. Satsky, President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Margaret Smith, a Notary Public of the County and State aforesaid, certify that Howard P. Satsky personally came before me this day and acknowledged that he is President of Southeastern Building Corporation, a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 22nd day of July 2022.

Margaret Smith
Official Signature of Notary

My commission expires: 11/15/22

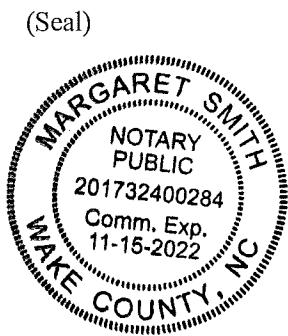


EXHIBIT A

LEGAL DESCRIPTION

Lying and being in Durham County, North Carolina, and more particularly described as follows:

Tract 1: BEGINNING at a stake in the inside of the sidewalk on the west side of Foster Street which stake is located South 7 deg. 15 min. 30 sec. West 129.45 feet from the point of intersection of the inside of the sidewalk on the west side of Foster Street with the south side of Hunt Street, said point of beginning designated "Control Corner"; and running thence along and with the inside of the sidewalk on the west side of Foster Street South 7 deg. 15 min. 30 sec. West 140.83 feet to a railroad spike in concrete, the northeast corner of property designated "Sold to Clark & Sorrell"; running thence along and with the northern property line of property designated "Sold to Clark & Sorrell" North 82 deg. 45 min. 00 sec. West 92.53 feet to a stake in the line of Montgomery & Aldridge Investment Company; running thence along and with the eastern property line of Montgomery & Aldridge Investment Company North 7 deg. 26 min. East 135.36 feet to an iron stake at the southwest corner of a 10-foot alley; running thence South 86 deg. 09 min. East 92.28 feet to a stake designated "Control Corner"; the point and place of BEGINNING and being that property designated "W.P. Henry Estate, part of Deed Book 64-563 as shown on plat and survey entitled "Survey for Southeastern Development Corporation", by George C. Love, Jr. dated January 9, 1967, of record in the office of Register of Deeds of Durham County in Plat Book 56 at Page 71, to which reference is hereby made for more particular description of same.

Tract 2: BEGINNING at a stake on the West side of Foster Street South 6 deg. 30 min. West 82.33 feet from the south side of Hunt Street at the Southeast corner of Vickers Motor Company as shown on the plat hereinafter referred to, and thence continuing along and with the property line on the West side of Foster Street South 6 deg. 30 min. West 47.04 feet to a stake; thence North 87 deg. 05 min. West 82 feet to a stake in the East side of a 10 foot alley; thence along and with the East side of said alley North 6 deg. 30 min. East 48 feet to a stake; thence South 86 deg. 15 min. East 82 feet to a stake in the property line on the West side of Foster Street; the point of beginning and being the Property of C. Sam Williams as per plat and survey of Hunter Jones C.E. dated December 1947 and now on file in the Office of the Register of Deeds of Durham County in Plat Book 20, Page 32 to which reference is hereby made for a more particular description.