

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jun 01 04:43:56 PM
BK:8437 PG:487-489
DEED
FEE: \$26.00
INSTRUMENT # 2018018801
EXCISE TAX: \$14,949.00
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$14,600.00 ⁹⁴⁹

Parcel Identifier No. 172357 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Pendergrass Law Firm, PLLC (without title examination)

Brief description for the Index: 4100 N. Roxboro Road

THIS DEED made this 29th day of MAY, 2018, by and between

GRANTOR

GRANTEE

BEACHES WEST DEVELOPMENTS LTD., a
Canadian corporation
4100 N. Roxboro Road, Ste. #100
Durham, NC 27704

EXCELSIOR CLASSICAL ACADEMY:
A CHALLENGE FOUNDATION ACADEMY, INC.,
a North Carolina corporation
4100 N. Roxboro Road
Durham, NC 27704

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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows (hereinafter referred to as the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 5306, Page 247, Durham County Registry.

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

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- Taxes for the year 2018 and subsequent years not yet due and payable.
- Easements, zoning ordinances, restrictions, rights-of-way, and matters of record affecting the Property.
- Matters which would be revealed or disclosed by an accurate and complete survey of the Property.

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

BEACHES WEST DEVELOPMENTS LTD.

(Entity Name)

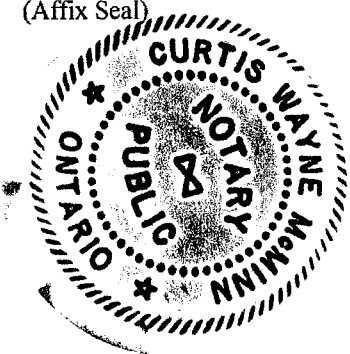
By: _____

Print/Type Name & Title: Arnold Litwin Logan, President

Province of ONTARIO

I, the undersigned Notary Public of the Province of ONTARIO, certify that Arnold Litwin Logan personally came before me this day and acknowledged that he is the President of BEACHES WEST DEVELOPMENTS LTD., a Canadian corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of MAY, 2018.

My Commission Expires: NO EXPIRY
(Affix Seal)



 Notary Public
CURTIS W. McMINN
 Notary's Printed or Typed Name
BARRISTER, SOLICITOR, NOTARY PUBLIC
 46-17665 LESLIE ST.
 NEWMARKET, ON
 L3Y 3E3

Exhibit "A"
to General Warranty Deed

BEGINNING at an iron pin, the Northwestern corner of Lot 1 according to the plat entitled "Final Subdivision Plat for NC Eye and Ear Clinic" recorded at Plat Book 160, Page 237, Durham County Registry; thence South 79° 12' 20" West 10 feet to an iron rod in the Eastern line of the right-of-way of Roxboro Road; thence along the Eastern right-of-way of Roxboro Road along the arc of a curve having a chord bearing of North 11° 22' 27" West and a radius of 2,580.90 feet a chord length of 69 feet to a point; thence North 11° 25' 23" West 238.27 feet to an "X" cut in the curb along the right-of-way of Roxboro Road; thence North 86° 56' 17" East 15.55 feet to an "X" cut in the concrete walkway, the Southwestern corner of the property now or formerly owned by Roxboro Road Office Partners per Deed Book 3306, Page 1, Durham County Registry; thence along the Southern line of Roxboro Road Partners, LLC along the arc of a curve having a chord bearing of North 75° 1' 41" East a radius of 614.08 feet and a chord length of 270.62 feet to an iron pin; thence North 62° 17' 34" East 214.43 feet to an iron pin; thence North 62° 17' 34" East 366.52 feet to an iron stake; thence North 77° 6' 28" East 210.70 feet to an iron pin; thence North 77° 6' 28" East 351.77 feet to an iron pin; thence South 1° 48' 10" West 30.59 feet to an iron pin; thence South 1° 33' 52" West 256.26 feet to an iron pin; thence South 1° 36' 19" West 256.31 feet to an iron pin; thence South 1° 32' 47" West 225.71 feet to an iron pin in the northern right-of-way of Pacific Avenue; thence along the northern right-of-way of Pacific Avenue South 79° 11' 1" West 733.45 feet to an iron pin, the Southeastern corner of Lot 1, according to Plat Book 160, Page 237; thence North 10° 43' 19" West 68.04 feet to an "X" cut in a curb; thence North 78° 41' 26" East 14.95 feet to a point; thence North 10° 44' 12" West 155.36 feet to a point; thence South 79° 00' 17" West 15.01 feet; thence North 10° 46' 51" West 60.94 feet to an iron pin; thence South 79° 12' 20" West 481.53 feet to the point and place of BEGINNING and being the property described in the survey entitled "Survey for SIMBA Properties" prepared by Holland Land Surveying, dated July 6, 2006 and being the same property conveyed to General Telephone Company of the Southeast by the Liggett Group by deed recorded in Book 1030, Page 344, Durham County Registry and the property conveyed to General Telephone Company of the Southeast by GrandMet USA, Inc. by deed recorded at Book 1140, Page 636, Durham County Registry, less the property described in the deed from GTE South, Inc. to Durham Medical Park Associates, LLC recorded at Book 1934, Page 265 and re-recorded at Book 2882, Page 877, Durham County Registry and less the property conveyed by Verizon South, Inc. to Duke Construction Limited Partnership by deed recorded at Book 4224, Page 416, Durham County Registry; and being the same property conveyed to Beaches West Developments Ltd. by Verizon South, Inc. by deed recorded in Book 5306, Page 247, Durham County Registry.