

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 May 03 01:57 PM NC Rev Stamp: \$ 440.00  
Book: 8416 Page: 474 Fee: \$ 26.00  
Instrument Number: 2018014760  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$440.00

Parcel Ref.: 212028 Verified by Durham County on the \_\_\_ day of \_\_\_\_\_, 2018  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP (without title examination)

Brief description for the Index: Tr C2 - 1.5 acres per Plat Book 185, Page 399

THIS DEED is made this 3<sup>rd</sup> day of May, 2018, by and between

GRANTOR	GRANTEE
REMAINING LOTS LLC, a North Carolina limited liability company	VOYAGER FOUNDATION, INC., a North Carolina nonprofit corporation
724 Gimghoul Road Chapel Hill, NC 27514	101 Hock Park Durham, NC 27704

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 as tenants in common in proportions specified above in fee simple, all that certain lot or parcel of land situated in the County of Durham, State of North Carolina, and being more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6692, Page 459, Durham County Registry.

A map showing the above described property is recorded in Plat Book 185, Page 399, Durham County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee as tenants in common in the proportions specified above 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 the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions affecting the subject property:

See **Exhibit B** – Permitted Title Exceptions, attached hereto and incorporated herein by reference.

REMAINING LOTS LLC,  
a North Carolina limited liability company

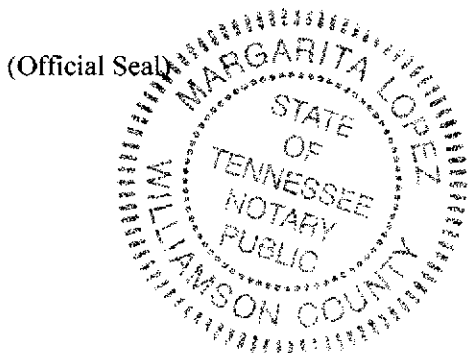
By: Dax Hock  
Name: Dax C. Hock  
Its: Manager

State of TN, County of Williamson

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Dax C. Hock, Manager of Remaining Lots LLC, a North Carolina limited liability company.

Date: May 15<sup>th</sup>, 2018

Margarita Lopez  
(official signature of Notary Public)  
Print Name: Margarita Lopez  
My Commission expires: 6-24-18



**EXHIBIT A**  
Legal Description

**4108 Ben Franklin Boulevard**

Located on the East side of Ben Franklin Boulevard and BEING all of Tract C2, consisting of 1.50 acres, per plat of survey thereof titled "Final Plat of Subdivision Survey for: Gary M. Hock" by Jim Morrow, Professional Land Surveyor, dated April 20, 2010, and recorded in Plat Book 185, Page 399, Durham County Register of Deeds, to which reference is hereby made for a more particular description of same.

**EXHIBIT B**  
Permitted Exceptions

1. Taxes for the year 2018 and subsequent years, not yet due and payable.
2. Right of Way Agreement to State Highway and Public Works Commission recorded in Book 195, Page 456, Durham County Registry.
3. Easement to Duke Power Company recorded in Book 273, Page 297, Durham County Registry.
4. Declaration of Restrictive Covenants recorded in Book 1639, Page 706, Durham County Registry.
5. Declaration of Covenants, Conditions and Restrictions for Independence Park recorded in Book 2221, Page 157, as amended in Book 2485, Page 235, Durham County Registry.
6. Matters as reflected on the survey for the property recorded in Plat Book 180, Pages 232 and 235 and in Plat Book 185, Page 399, Durham County Registry.
7. Utility Easement and Temporary Construction Agreement recorded in Book 5833, Page 864, which benefits the subject property and addresses the 30' sanitary sewer easement as depicted on Plat Book 177, Page 148, Durham County Registry.
8. Utility Easement Agreement recorded in Book 5833, Page 871, grants an easement which benefits the property in question over a variable width private cross access and utility easement depicted on Plat Book 180, Page 232, Durham County Registry.
9. Declaration of Easements and Restrictions recorded in Book 6476, Page 968, Durham County Registry.
10. Drainage Easement and Temporary Construction Easement recorded in Book 5561, Page 116, as amended in Book 5833, Page 847, allows the drainage and stormwater and other surface water runoff across the 15' drainage easement depicted on Plat Book 177, Page 148, Durham County Registry.