

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 07 03:49 PM
Book: 9488 Page: 311
NC Rev Stamp: \$ 3260.00 Fee: \$ 26.00
Instrument Number: 2021051284
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$3260.00

Tax Parcel No.: 165024

Mail after recording to: **Grantee**

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination

THIS DEED made this 30th day of September, 2021, by and between

GRANTOR

GREATER LIFE CHURCH, A NORTH CAROLINA NON-PROFIT CORPORATION

Mailing Address: 5095 Lansing Drive, Winston-Salem, NC 27105

GRANTEE

TFCC CAMBRIDGE ANGIER LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Mailing Address: Attn: Seth Greenspan, 22 St. Claire Avenue East, Suite 200, Toronto ON M4T253

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 Oak Grove Township, Durham County, North Carolina, and more particularly described as follows:

BEING all of Lot 2 as shown on the plat entitled "Property of H. S. Pollard" dated August, 1966, and on file in the office of the Register of Deeds of Durham County in Plat Book 56 at Page 65, to which reference is hereby made for a more particular description of same.

SAVE AND EXCEPT: Tract 2 containing 1.983 acres more or less as shown on the plat entitled "Final Plat Recombination and Minor Subdivision Prepared For The City of Durham", dated May 26, 2011, and recorded in Plat Book 188 at Page 7, Durham County Registry, as well as rights of way granted to the North Carolina Department of Transportation by deeds recorded in Book 2767 pages 678 and 682, Durham County Registry.

Submitted electronically by K&L Gates LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

This conveyance does not include the following tract:

Being all of that 0.29+/- tract located on the north side of East US Highway 70, Durham, North Carolina, having Durham County Tax Parcel No. 164958 and Durham County PIN 0749-02-99-9258, bounded on the south by US Highway 70, on the north and west by by property now or formerly belonging to Joe B. Layton and others, and on the north and east by property now or formerly belonging to the Charles R. Wellons Foundation.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7680, Page 430.

A map showing the above described property is recorded in Plat Book 56, Page 65.

The above described property does not include the primary residence of the 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:

Those title exceptions set out in the attached Exhibit A.

Signature and Notary Paragraph on Page 3.

IN WITNESS WHEREOF, the Grantor Corporation has caused this Deed to be executed by its duly authorized officer the day and year first above written.

Greater Life Church

By: *Mark LaWayne Spell, Sr.* (SEAL)
Mark LaWayne Spell, Sr. President

STATE OF NORTH CAROLINA

DURHAM COUNTY

I, Ronald G. Coulter, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mark LaWayne Spell, Sr., President of Greater Life Church. Witness my hand and official stamp or seal, this the 30th day of September, 2021.

My Commission Expires: 12/06/2021

Ronald G. Coulter
Notary Public

SEAL:

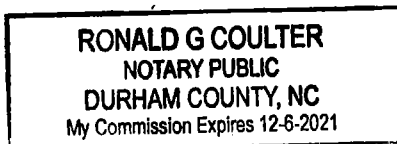


EXHIBIT A

TITLE EXCEPTIONS

- (1) Those matters affecting the Property shown on a survey entitled "ALTA/ NSPS Land Title Survey Cambridge Angier" dated October 9, 2021, by Ronald T. Frederick, P.L.S. of The John R. McAdams Company, Inc. (the "Survey") including the following: (a) Service utilities; (b) encroachment of gravel drive into the right of way of South Angier Avenue; (c) wetlands; (d) ten (10) foot no build setbacks; and (e) fifty (50) foot stream buffers.
- (2) Those matters affecting the Property shown on plat recorded in Plat Book 56, Page 65, Durham County Registry and as shown on the Survey with gravel drive encroaching therein.
- (3) Easements to Duke Power Company recorded in Book 199, Page 387 and Book 236, Page 235, Durham County Registry.
- (4) Communication Systems Right-Of-Way and Easement Agreement recorded in Book 1448, Page 206, Durham County Registry and as amended in Amendment To Right of Way and Easement recorded in Book 2978, Page 481, Durham County Registry.
- (5) Easements set forth in Deeds to City of Durham recorded in Book 6562, Page 504; and Book 6744, Page 906, Durham County Registry and as shown on the Survey.
- (6) Those matters affecting the Property as shown on plat recorded in Plat Book 184, Page 354, Durham County Registry, and as shown on the Survey.
- (7) Title to that portion of the Property within the bounds of burial grounds, together with right of ingress, egress, and regress thereto, and as shown on the Survey.