


FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2013 DEC 18 11:51:46 AM
 BK:7415 PG:839-842
 DEED
 FEE:\$26.00
 EXCISE TAX: \$1,150.00
 INSTRUMENT # 2013046811
 SCEARNEL



2013046811

SPECIAL WARRANTY DEED

Excise Tax: \$1,150.00 NCS-628559NC
 Parcel Identifier No. 0823-12-86-4373 Verified by Durham County on the 27th day of November, 2013.
 By: _____

* Return to: ~~PH Developers, LLC, 3930 Max Place, Boynton Beach, FL 33436~~ *First American Title*
 Prepared by: Kristy Storms, PNC Bank, NA, 301 Fayetteville Street, Suite 1100, Raleigh, NC 27601 *201 S. College St. Ste. 150D*
 Brief description: 4201 North Roxboro Rd, Durham, NC 27704 *Charlotte NC 28244*

THIS SPECIAL WARRANTY DEED is made the 27th day of NOVEMBER, 2013 by and between

GRANTOR	GRANTEE
PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, whose address is 301 Fayetteville Street, Suite 1100, Raleigh, NC 27601	PH DEVELOPERS, LLC whose address is 3930 Max Place, Boynton Beach, FL 33436

WITNESSETH, that the said Grantor for good and valuable consideration, in the amount of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$575,000.00) paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, and Grantee's successors, heirs and assigns, all that certain parcel of land, with the appurtenances, which is described as follows (the "Property"):

See Exhibit A, Legal Description attached

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenance thereto belonging to Grantee in fee simple, together with all of Grantor's right, title and interest in and to any road, easement, and/or right-of-way lying within or adjacent to the Property hereby conveyed.

TO FURTHER HAVE AND TO HOLD the same to and for the use of the said Grantor, its successors and assigns forever, and the Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will warrant specially the Property hereby conveyed and will defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to the following:

- (a) Real property taxes and assessments for the current year not yet due and payable;
- (b) Matters that would be disclosed by an accurate survey;
- (c) Easements, rights-of-way, restrictions, leases, conditions, covenants, restrictions, agreements and all other matters of public record; and
- (d) All laws, regulations and restrictions, including, without limitation, building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the Property.

GRANTOR DOES HEREBY GRANT, SELL AND CONVEY TO GRANTEE, AND GRANTEE ACCEPTS, THE PROPERTY IN ITS "AS-IS, WHERE-IS" CONDITION, WITH ALL FAULTS, INCLUDING ALL DEFECTS, KNOWN OR UNKNOWN.

All of the property herein conveyed does not include the primary residence of a Grantor.

This Special Warranty Deed is made under and by virtue of a general resolution of Grantor authorizing and directing the same to be done.

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at stake, said being the intersection of the north side of Fairfield Road and the West side of North Roxboro Road, and running thence along and with the north side of the said Fairfield Road, North 88 degrees 58' West 200 feet to a stake in the east line of Roberts Construction Company Property (formerly Gregory Real Estate Company Property); thence with the east line of said property, North 08 degrees 07' West 184.63 feet to a stake; thence South 88 degrees 56' 50" East 200.85 feet to a stake on the west side of the said North Roxboro Road; thence along with the west side of said North Roxboro Road in a generally southerly direction along a curve having a radius of 2894.79 feet, a distance of 72.15 feet to a stake, thence continuing with the west side of said North Roxboro Road, South 08 degrees 07 East 112.28 feet to a stake, the point and place of **BEGINNING**, and being the Property of North Carolina National Bank, as surveyed by George C. Love, Jr., Registered Land Surveyor, 16 April 1972, and as shown on plat recorded in Plat Book 2246 page 28-29, Durham County Registry, to which plat reference is hereby made for a more particular description of same. North Roxboro Road is also known as North Roxboro Street.