



37,000 sq ft \$7.5 million total project cost
2.7ac
4210 Ben Franklin
Voyager Elementary School

FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2012 OCT 09 02 14 51 PM
BK 7090 PG 46-51 FEE \$26 00
NC REV STAMP \$12,428 00
INSTRUMENT # 2012035879

NORTH CAROLINA SPECIAL WARRANTY DEED

\$6,214,000 sales

Excise Tax \$12,428 00
Parcel Identifier 209406
PIN 0833-01-15-0924

This instrument was prepared by Stephanie C Powell, Morningstar Law Group, 630 Davis Drive, Suite 200, Morrisville, NC 27560

Mail after recording to Grantee

Brief description for the Index 4210 Ben Franklin Boulevard (also known as 300 Hock Parc), Independence Park, Durham

THIS DEED made effective the 9th day of October, 2012, by and between

GRANTOR	GRANTEE
Hock VES, LLC, a North Carolina limited liability company 4321 Medical Park Drive, Suite 100 Durham, NC 27704	Voyager Foundation, Inc , a North Carolina non-profit corporation P O Box 71567 Durham, NC 27722

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 the City of Durham, Durham County, North Carolina, and more particularly described as follows

4210 Ben Franklin Boulevard (also known as 300 Hock Parc)

Located on the South side of Ben Franklin Boulevard and on the West side of Hock Parc and BEING all of Tract A, consisting of 2.75 acres, per plat of survey thereof titled "Final Plat of Subdivision Survey for Gary M Hock" by Jim Morrow, Professional Land Surveyor, dated December 21, 2007, and recorded December 31, 2007, in Plat Book 180, page 232, Durham County Register of Deeds, to which reference is hereby made for a more particular description of same

LESS AND EXCEPT that Right of Way Dedication Area 1 shown on the survey of the property titled "Right of Way Dedication Plat for Gary M Hock – Voyager Academy High School" by Summit Consulting, dated August 25, 2010, and recorded October 29, 2010, in Plat Book 186, pages 343 and 345, Durham County Register of Deeds

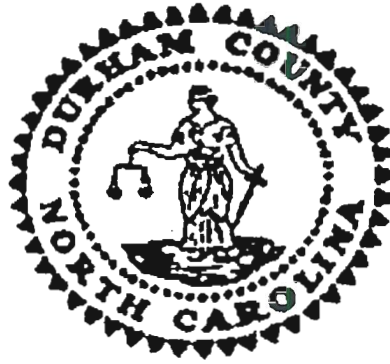
The property hereinabove described was acquired by Grantor by instrument recorded in Book 6692, page 453, Durham County Registry

None of the property herein conveyed includes 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 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

- 1 Easements, rights-of-way, covenants, agreements, restrictions, and other matters affecting the property which are of record in Durham County and the easements, covenants, agreements, restrictions, and other matters hereinafter set forth
- 2 2012 ad valorem taxes and assessments to County of Durham and City of Durham
- 3 Easements, rights-of-way, encroachments, boundary line disputes, and other matters which would be disclosed by an accurate survey and inspection of the property
- 4 All site plans, building, environment, subdivision, and zoning laws, ordinances, rules, and regulations and any other ordinances or regulations affecting the Property and existing violations, if any, of the foregoing
- 5 Rights-of-way of streets
- 6 Right of Way Agreement to State Highway and Public Works Commission from R C Caddell and wife, Leila H Caddell, dated



WILLIE L COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E MAIN STREET
DURHAM, NC 27701

PLEASE RETAIN YELLOW TRAILER PAGE

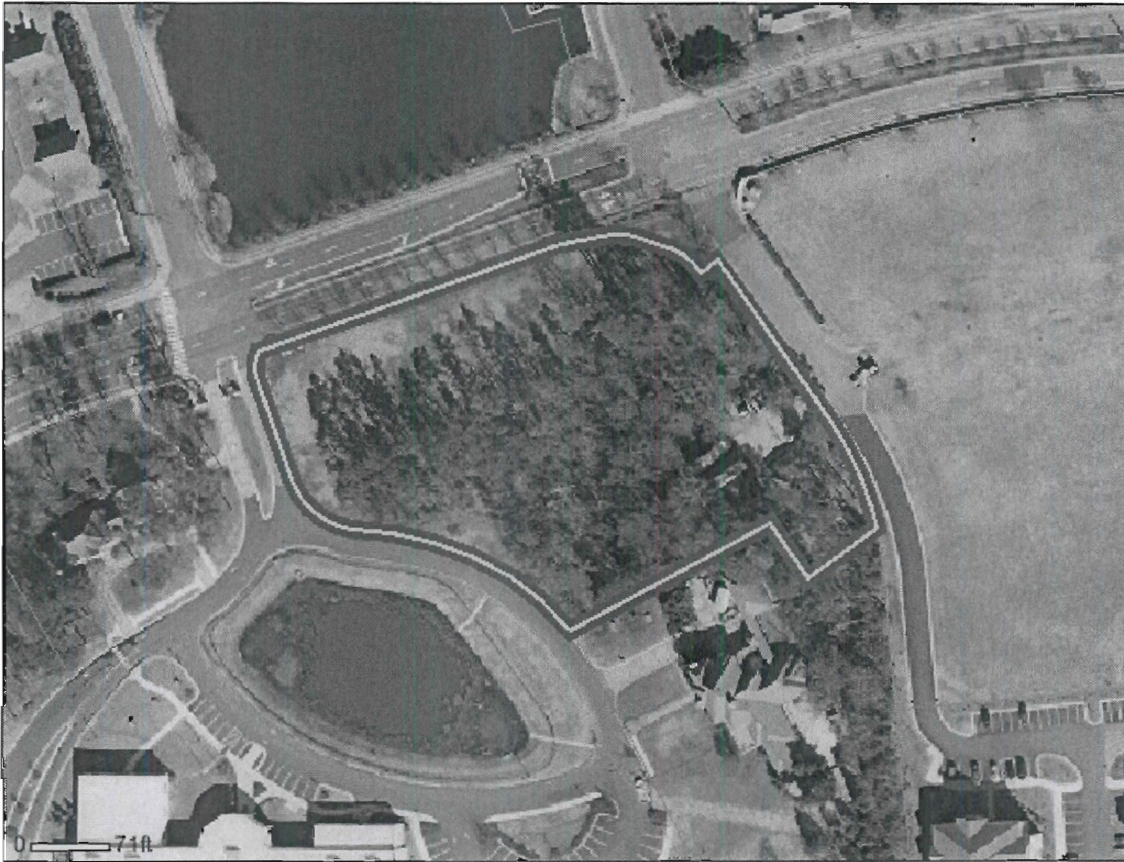
It is part of recorded document, and must be submitted with original for re-recording
and/or cancellation

Filed For Registration. 10/09/2012 02.14.51 PM
Book: RE 7090 Page: 46-51
Document No : 2012035879
DEED 6 PGS \$26 00
NC REAL ESTATE EXCISE TAX: \$12,428 00
Recorder: APRIL J WILLIAMS



2012035879

Parcel Report:



Quick Information with 2010 Orthophoto

PIN Number: 0833-01-15-0924

Parcel ID: 209406

Acreage: 2.70900000

Land Use: COM/ COMMERCIAL (UNDIFF)

Deed Book: 007090

Deed Page: 000046

Plat Book: 000186

Plat Page: 000345

Subdivision: N/A - NO SUBDIVISION

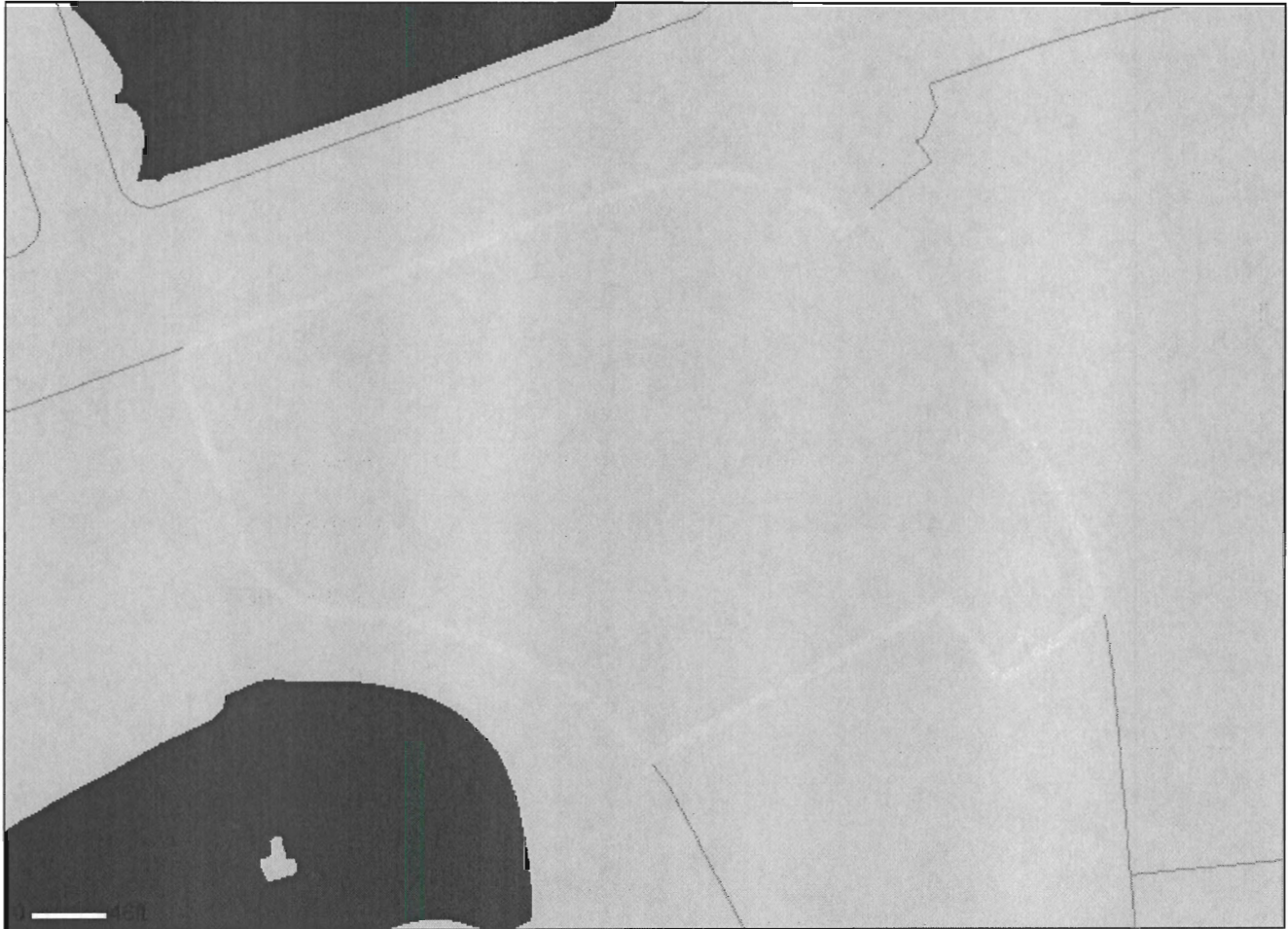
Site Address: 4210 BEN FRANKLIN BLVD

Owner Name: VOYAGER FOUNDATION INC

Owner Address: PO BOX 71567

DURHAM , NC, 27722

**City of Durham, NC
Tax Parcel Report**



Quick Information

PIN Number: 0833-01-15-0924

Acreage: 2.70900000

Deed Book: 007090

Plat Book: 000186

Subdivision: N/A - NO SUBDIVISION

Owner Name: VOYAGER FOUNDATION INC

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DURHAM , NC, 27722



**TAX ADMINISTRATION
PROPERTY REPORT**

Property Owner HOCK VHS LLC	Owner's Mailing Address 4321 MEDICAL PARK DR STE 100 DURHAM, NC 27704	Property Location Address 4210 BEN FRANKLIN BLVD
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Administrative Data Parcel Ref No. 209406 PIN 0833-01-15-0924 Account No. 8514482 Tax District CNTY-DRHM/CITY-DRHM Land Use Code 400 Land Use Desc COM/ COMMERCIAL (UNDIFF) Subdiv Code 0000 Subdiv Desc N/A - NO SUBDIVISION Neighborhood 044IZ	Administrative Data Legal Desc PROP-HOCK GARY M/TRACT A Deed Bk/Pg 006692 / 000453 Plat Bk/Pg 000186 / 000345 Sales Information Only Sales Data After January 1, 2006 Is Displayed Grantor Sold Date 0--0 Sold Amount \$ 0	Valuation Information Assessed Value 464,892 (Jan 1 2012)\$ This ad valorem appraisal represents assessors' opinion of market value, defined by NCGS 105-283, retrospective to January 1, 2008, which is the effective date of the county's most current General Reappraisal.
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Improvement Detail
(1st Major Improvement on Subject Parcel)

Year Built **1992**
 Built Use/Style
 Current Use
 * Percent Complete **100**
 Heated Area (S/F) **1,612**
 ** Bathroom(s) **0 Full Bath(s) 0 Half Bath(s)**
 ** Bedroom(s) **0**
 Fireplace (Y/N) **N**
 Basement (Y/N) **N**
 Attached Garage (Y/N) **N**
 Multiple Improvements **001**

* Note - As of January 1
 ** Note - Bathroom(s), Bedroom(s), shown for description only

Land Supplemental
 Map Acres **2.709**
 Tax District Note
 Present-Use Info



Improvement Valuation (1st Major Improvement on Subject Parcel)

Improvement Assessed Value \$

32,592

Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)

Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
432,300	432,300	432,300

** Note: If PUV equal LMV then parcel *has not* qualified for present use program

