

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Dec 02 02:06 PM**  
**Book: 9548 Page: 65**  
NC Rev Stamp: \$ 5600.00 Fee: \$ 26.00  
Instrument Number: 2021061600  
DEED

This instrument prepared by: Kennon Craver, PLLC (without benefit of title examination)  
Mail after recording to: Grantee

Excise Tax: \$5,600.00

PID: 107305

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

THIS DEED is made this 30 day of Nov., 2021, by and between:

GRANTOR: James Bradford, unmarried  
7614 HERDOW ROAD  
DURHAM, NC 27713

and

GRANTEE: All Saints Holding Company, Inc.  
a North Carolina corporation  
1801 St Albans Dr, Ste G  
Raleigh, NC 27609

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

submitted electronically by "Narvon Wenzel, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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: 2022 and subsequent years ad valorem taxes; zoning ordinances; matters that would be revealed by a current and accurate survey; and covenants, easements, restrictions and rights of way of record.

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

*[Signature and Acknowledgment Page Follows]*

[Signature Page to Deed]

GRANTOR:

[Signature] (SEAL)  
James Bradford

STATE OF NORTH CAROLINA

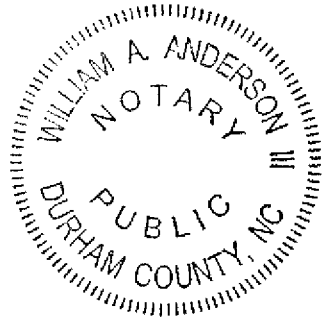
COUNTY OF Durham

I, William A. Anderson III, the undersigned Notary Public of the County and State aforesaid, certify that James Bradford personally appeared before me this day and signed the foregoing instrument.

Witness my hand and Notarial stamp or seal this 30<sup>th</sup> day of November, 2021

My Commission Expires: 2-13-24

[Signature]  
Notary Public



**Exhibit A**

BEGINNING at a stake lying and being in the property line of Pilot Street in the City of Durham, North Carolina, said stake being the northwestern corner of the property of Union Oil Company as shown by reference to that certain deed recorded in Deed Book 326, page 522, in the Public Registry of Durham County, North Carolina; and running thence along and with the property line of said Pilot Street along the arc of a curve having a radius of 471.3 feet a distance of 154.32 feet to a stake in the property line of said Pilot Street; thence continuing along and with the property line of Pilot Street, North 9 degrees 36 minutes West 54.5 feet to a stake, the southwestern corner of the property of IB Realty Company as shown by reference to that certain deed recorded in Deed Book 310, page 617, in the Public Registry of Durham County, North Carolina; thence along and with the line of said IB Realty Company North 37 degrees 44 minutes East 212.29 feet to a stake in the property line of the Norfolk and Southern Railroad right of way; thence curving in a southeasterly direction along and with the property line of said railroad right of way along the arc of a curve having a radius of 994.89 feet, a distance of 198.82 feet to a stake; thence continuing along the line of the said railroad right of way along the arc of a curve having a radius of 1,074.08 feet, a distance of 88.51 feet to a stake, the northeastern corner of the Union Oil Company property; thence along and with the northern property line of said Union Oil Company South 56 degrees 45 minutes 40 seconds West 159.14 feet to a stake in the property line of Pilot Street, the place and point of BEGINNING.

Being commonly known as 425 E Pilot St, Durham NC