

Register of Deeds  
Sharon A. Davis  
Durham County, NC

11/08/2022 12:17:41PM

BT: OPR B: 9815 P: 854 Pages: 4

DEED - DEED

Fee: \$11,526.00 Excise Tax: \$11500.00

**INSTRUMENT #2022043024**

Sharon Marsh

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$11,500

Tax Parcel ID No. 154206

Parcel Identifier No. 0738-01-36-1508

Mail To: Grantee

This instrument was prepared by: **Robert A. Brady Attorney at Law, 160 Iowa Lane, Suite 104, Cary, North Carolina 27511**

Brief description for the Index: 4.92 Acres PB 154, Page 239-240

**THIS DEED**, made this 8<sup>th</sup> day of November, 2022, by and between

**GRANTOR**

4319 S ALSTON, LLC,  
a North Carolina limited liability company

2435 S. Alston Ave  
Durham, NC 27713

**GRANTEE**

Holken Properties, LLC  
a North Carolina limited liability company

635 Davis Dr., Suite 100  
Morrisville, NC 27560-7183

Property Address: 4319 S. Alston Ave.  
Durham, NC 27713

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 more particularly described as follows:

Lying and being in the Durham County, 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 8785, Page 202, Durham County Registry.

**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:

- 
1. Easements, set-backs, restrictions and other matters shown on plats of survey Durham County Registry.
  2. All matters of Record.
  3. Rights of tenants under written lease agreements, as the same may have been amended from time to time, which have been assigned by Grantor as landlord to Grantee as replacement landlord.
  4. Ad Valorem Taxes for 2022 and subsequent years.
  5. All matters that would be shown by an accurate and current survey
- 

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

4319 S ALSTON, LLC  
a North Carolina limited liability company

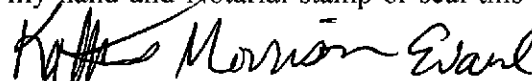
 (SEAL)  
By: Michael Hinderliter, Manager

State of North Carolina

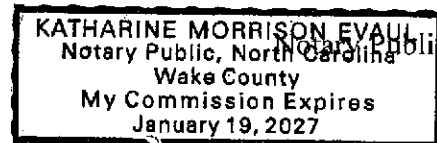
County of Durham

I, Katharine Morrison Evaul a Notary Public of Durham County,  
State of North Carolina, certify that Michael Hinderliter, Manager of 4319  
S Alston, LLC, personally appeared before me this day and acknowledged to me that he is the  
Manager of 4319 S Alston, LLC, a North Carolina LLC, and that by authority duly given and as  
the act of such entity, he voluntarily signed the foregoing instrument in its name on its behalf as  
its act and deed.

Witness my hand and Notarial stamp or seal this 31 day of October,  
2022.

  
Katharine Morrison Evaul  
My commission expires:

January 19, 2027



**EXHIBIT A**

**LEGAL DESCRIPTION**

BEGINNING at an iron in the eastern right-of-way line of Alston Avenue, the southwest corner of Lot 7, as shown on a plat recorded in Plat Book 17, Page 42, Durham County Registry, and running thence South 87 Deg. 30 Min. 41 Sec. East 396.48 feet to an iron; thence South 00 Deg. 53 Min. 01 Sec. West 557.47 feet to a point; thence South 73 Deg. 08 Min. 18 Sec. West 300.16 feet to a point in eastern right-of-way line of Alston Avenue; thence North 14 Deg. 57 Min. 13 Sec. West 191.85 feet to an iron; thence along a curve to the right having a radius of 2,000.00 feet (chord bearing North 06 Deg. 04 Min. 54 Sec. West) an arc distance of 480.19 feet to the point and place of BEGINNING, and being that tract of land (and improvements thereon) on the east side of Alston Avenue containing 5.08 acres, more or less, as shown on that survey entitled "BOUNDARY SURVEY FOR HAZEL S. BLACKWOOD," recorded in Plat Book 116, Page 65 Durham County Registry, to which plat reference is hereby made for a more detailed and particular description of the same; less and except the property and easements conveyed to the NC Department of Transportation by virtue of the instrument recorded in Book 4120, Page 564, Durham County Registry.

BEING also known as that certain parcel of land containing 4.92 acres (214,446 sq. feet) lying along the easterly right-of-way line of Alston Avenue (SR 1945), as more particularly shown on that plat entitled "FINAL PLAT ADDITIONAL RIGHT-OF-WAY DEDICATION PROPERTY OF INTEC PROPERTIES, LLC, TRIANGLE TOWNSHIP, DURHAM COUNTY, NC" prepared by Riley Surveying, P.A. dated October 17, 2001, revised November 20, 2001, and recorded in Plat Book 154, Page 239-240, Durham County Registry, to which plat reference is hereby made for a more detailed and particular description of the same; less and except the property and easements conveyed to the NC Department of Transportation by virtue of the instrument recorded in Book 4120, Page 564, Durham County Registry and less and except the right-of-way granted to Duke Energy in that Agreement recorded in Deed Book 2764, Page 831, Durham County Registry.

BEING also that same parcel with a current mailing address of 4319 S. Alston Avenue, Durham, NC 27713 and having a Durham County Tax Parcel ID of 154206 and PIN# 0738-01-36-1508.