

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$10,100.00

Parcel Identifier No.: 0833-26-75-1867 (172232)

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (DLH), P.O. Box 33550, Raleigh, NC 27636  
WITHOUT TITLE EXAMINATION

Brief description for the Index: 4425 Ben Franklin Blvd.

This Deed is made as of the 17 day of November, 2022.

**GRANTOR:**

**Ben Franklin Holdings, LLC**  
a North Carolina limited liability company  
7560 Carpenter Fire Station Rd., Ste. 303  
Cary, NC 27519

**GRANTEE:**

**The River Church, Inc.**  
a North Carolina non-profit corporation  
3200 Wellington Ct., Ste. H  
Raleigh, NC 27615

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain real property situated in Durham County, North Carolina and more particularly as follows (the "**Property**");

**See Exhibit A attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9176, Page 750, Durham County Registry.

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

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

**Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.**

And Grantor covenants with 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:

- (a) Liens for *ad valorem* taxes and assessments for the calendar year of closing (which shall be prorated or paid at closing) and subsequent years;
- (b) Matters of zoning and local ordinance;
- (c) Matters that would be revealed by a current and accurate survey of the Property;
- (d) Matters shown on the plat recorded in Plat Book 144, Page 128, Durham County Registry;
- (e) Easement recorded in Book 1491, Page 589, Durham County Registry;
- (f) Declaration of Covenants, Conditions and Restrictions for Independence Park recorded in Book 2221, Page 157 Durham County Registry, as amended in Book 2485, Page 235, Durham County Registry; and
- (g) Easements, covenants, conditions and restrictions of record, including without limitation those set forth in Book 1639, Page 706, Durham County Registry and in Book 2390, Page 325, Durham County Registry.

*[The remainder of this page is intentionally left blank.]*  
*[Signature pages and exhibit follow.]*

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

**Ben Franklin Holdings, LLC**  
a North Carolina limited liability company

By: Valli P. Kodali  
Name: VALLI P. KODALI

Title: Manager

STATE/Commonwealth of NC  
COUNTY OF DURHAM

I 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:  
Valli P. Kodali, as Manager of Ben Franklin Holdings, LLC.

Date: November 17, 2022

Signature of Notary Public: \_\_\_\_\_

Printed/Typed Name of Notary: \_\_\_\_\_

[Affix Seal]

My Commission Expires: \_\_\_\_\_

Randi Lyn Collette  
Randi Lyn Collette  
9/22/27

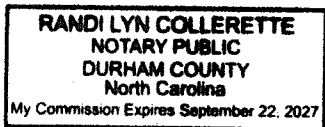


EXHIBIT A  
LEGAL DESCRIPTION

Lying an and being more particularly described as follows:

BEING LOT J AS SHOWN ON PLAT OF PROPERTY ENTITLED "FINAL PLAT OF SUBDIVISION FOR GARY M. HOCK" DATED AUGUST 17, 1999, BY JIM MORROW, PROFESSIONAL LAND SURVEYOR AND RECORDED SEPTEMBER 24, 1999, IN PLAT BOOK 144, PAGE 128, TO WHICH PLAT REFERENCE IS HEREBY EXPRESSLY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

ALSO DESCRIBED AS:

LYING AND BEING IN THE CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA AND SITUATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BEN FRANKLIN BOULEVARD AND DUKE LANE (S.R. 1648) AND BOUNDED ON THE SOUTH BY THE RIGHT-OF-WAY OF BEN FRANKLIN BOULEVARD, AND ON THE WEST PARTLY BY THE RIGHT-OF-WAY OF MEDICAL PARK DRIVE EXTENSION AND PARTLY BY THE RETAINED LANDS OF GARY M. HOCK AND ON THE NORTH BY THE RETAINED LANDS OF GARY M. HOCK AND ON THE EAST BY THE RIGHT-OF-WAY OF DUKE LANE (S.R. 1648). BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING BEING A 1/2" SOLID IRON PIN ON THE RIGHT-OF-WAY OF BEN FRANKLIN BOULEVARD LOCATED N 49°29'43" W 65.46 FEET FROM AN EXISTING P.K. NAIL IN THE INTERSECTION OF BEN FRANKLIN BOULEVARD AND DUKE LANE (S.R. 1648); THENCE N 89°32'21" W 334.12 FEET ALONG THE RIGHT-OF-WAY OF BEN FRANKLIN BOULEVARD TO A 1/2" SOLID IRON PIN, THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°04'40", A RADIUS OF 20.0 FEET, AN ARC LENGTH OF 31.44 FEET. AND ALONG THE CHORD BEARING OF N 44°29'26" W 28.30 FEET TO A 1/2" SOLID IRON PIN ON THE RIGHT-OF-WAY OF MEDICAL PARK DRIVE EXTENSION; THENCE ALONG WITH THE RIGHT-OF-WAY OF MEDICAL PARK DRIVE EXTENSION N 00°32'54" E 257.52 FEET TO A PK NAIL SET IN SIDEWALK ON THE RIGHT-OF-WAY OF MEDICAL PARK DRIVE EXTENSION: THENCE N 00°05'25" W 156.26' TO A 1/2" SOLID IRON PIN FOUND: THENCE S 89°31'59" E 373.10' TO A PK NAIL SET ON THE RIGHT-OF-WAY OF DUKE LANE (S.R. 1648): THENCE ALONG WITH THE RIGHT-OF-WAY OF DUKE LANE S 00°18'17" E 265.42' TO A PK NAIL SET IN THE SIDEWALK ON THE RIGHT-OF-WAY OF DUKE LANE: THENCE STILL WITH THE RIGHT-OF-WAY OF DUKE LANE S 01°00'26" W 148.57' TO A PK NAIL SET IN THE SIDEWALK ON THE RIGHT-OF-WAY OF DUKE LANE: THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°27'26", A RADIUS OF 20.00', AN ARC LENGTH OF 31.23', AND ALONG THE CHORD BEARING OF S 45°44'06" W 28.15' TO A 1/2" SOLID IRON PIN IN THE NORTHERN RIGHT-OF-WAY OF BEN FRANKLIN BOULEVARD AND BEING THE POINT OF BEGINNING