

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 Nov 08 12:35:35 PM
BK:8305 PG:206-208
DEED
FEE: \$26.00
INSTRUMENT # 2017039470
EXCISE TAX: \$1,390.00
SMMARSH



Excise Tax \$ 1390.⁰⁰
Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2017
by _____
Mail after recording to **GRANTEE**
This instrument prepared by **Donna R. Cohen (without benefit of title examination)**
Brief description for the Index **Page Road, Durham, NC**

NORTH CAROLINA SPECIAL WARRANTY DEED
THIS DEED made this 1st day of November, 2017, by and between

GRANTOR	GRANTEE
Page Road Associates, LLC, a Delaware Limited Liability Company 30 Glenn Street White Plains, NY 10603	Page Road Landco, LLC 16372 Brae Burn Ridge Trail Delray Beach, FL 33446

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:

SEE EXHIBIT "A" – LEGAL DESCRIPTION attached hereto, to which reference is hereby made for a more full and complete description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 3300, Page 227 Durham County

A map showing the above-described property is recorded on Plat Book _____, Page _____

NO PORTION OF THE PROPERTY CONVEYED HEREIN IS NOT THE GRANTOR'S PRINCIPAL RESIDENCE.

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, except for the exceptions hereinafter stated.

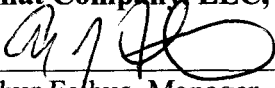
Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the year 2018 and subsequent years not yet due and payable; all easements, covenants and restrictions of public record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Page Road Associates, LLC, a Delaware Limited Liability Company

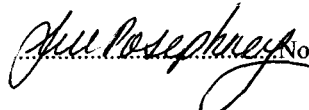
By: Jamat Company, LLC, its Manager

By: 
Arthur Feibus, Manager

SEAL-STAMP

~~NORTH CAROLINA~~, NEW YORK WESTCHESTER County

I, a Notary Public of the County and State aforesaid, certify that Grantor, Page Road Associates, LLC, a Delaware limited liability company, by its sole Member and Manager, Jamat Company, LLC, and by its Manager, Arthur Feibus, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of November, 2017.

My commission expires: 10/12/19  Notary Public

JILL POSEPHNEY
NOTARY PUBLIC-STATE OF NEW YORK
No. 02PO6162323
Qualified in Dutchess County
My Commission Expires March 12, 2019

EXHIBIT "A" – LEGAL DESCRIPTION

Parcel 1:

BEGINNING at an iron stake at the intersection of the east R/W line of Page Rd. and the north R/W line of Comstock Rd. (S.R. 1972) and running thence along and with the east R/W line of Page Rd. N 27 deg. 43' 05" E 7.52 feet to an iron stake, thence along and with W.G. Page South property lines N 84 deg. 53' 07" E 342.61 feet to an iron stake and S 36 deg. 32' 31" E 393.74 feet to an iron stake in the north R/W line of Comstock Rd. (S.R. 1972), thence along and with the north R/W lines of Comstock Rd. (S.R. 1972) N 47 deg. 15' 10" W 180.20 feet to an iron stake, the point of curvature, thence along and with Curve C-2 to the left, the radius of which is 517.75 feet an arc distance of 311.61 feet to an iron stake, the point of tangent, thence N 81 deg. 44' 12" W 171.61 feet to the place and point of BEGINNING containing .6986 acres, more or less, and being all of Tract 3 of the plat entitled "Property of The Southeast Corporation" as prepared by George C. Love, Jr. R.L.S. Job No# 20045 dated 1/25/85 which is recorded in the office of the Durham County Register of Deeds in P.B. _____ on pp _____ to which reference is hereby made for a more particular description of same.

Parcel 2:

BEGINNING at an iron stake at the intersection of east R/W line of Page Rd. and south R/W line of Comstock Rd. (S.R. 1972) and running thence along and with the south R/W lines of Comstock Road (S.R. 1972) S 81 deg. 44' 12" E 192.89 feet to an iron stake, the point of curvature, thence along Curve C-3 to the right, the radius of which is 457.75 feet an arc distance of 275.50 feet to an iron stake, the point of tangent, and running thence S 47 deg. 15' 10" E 339.69 feet to an iron stake in the south R/W line of Comstock Rd. (S.R. 1972) at a traverse station 20 feet west of the center line of a creek which center line is the property line; running thence along and with the center line of said creek along a traverse line located in the west bank of said creek the following courses and distances: S 31 deg. 37' 08" W 35.56 feet to an iron stake, S 55 deg. 40' 04" W 49.00 feet to an iron stake, S 61 deg. 59' 16" W 30.51 feet to an iron stake, S 50 deg. 11' 18" W 65.65 feet to an iron stake, N 81 deg. 52' 32" W 48.66 feet to an iron stake, S 55 deg. 15' 40" W 82.56 feet to an iron stake, S 16 deg. 55' 35" W 74.97 feet to an iron stake said stake being located N 50 deg. 29' 58" W 20.00 feet from a point in the center of said creek said point being the southeast corner of this parcel and running thence along the north property line of Allen F. Page N 70 deg. 17' 05" W 651.41 feet to an iron stake in the east R/W line of Page Rd., thence along and with the east R/W line of Page Road N 27 deg. 55' 57" E 431.87 feet to the place and point of BEGINNING containing 7.235 acres, more or less, and being all of Tract 4 of the plat entitled "Property of The Southeast Corporation" as prepared by George C. Love, Jr. R.L.S. Job No.# 20045 dated 1/25/85 which is recorded in the office of the Durham County Register of Deeds in P.B. _____ on pp _____ to which reference is hereby made for a more particular description of same.