

08/09/2022 03:16:52PM

BT: OPR B: 9758 P: 826 Pages: 4

DEED - DEED

Fee: \$2,726.00 Excise Tax: \$2700.00

INSTRUMENT #2022032417

Sharon Marsh

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,700.00  
Parcel ID: 0738-03-60-9182

After recording return to: Grantee

This instrument was prepared by: Jessica L. Elliott of Manning, Fulton & Skinner, P.A.  
(without benefit of title examination)

Brief description for the Index: 4716 NC Highway 55, Durham, NC

THIS DEED is made as of the 27<sup>th</sup> day of July, 2022, by and between

GRANTOR	GRANTEE
<p><b>HOLMES OIL COMPANY, INC.,</b> a North Carolina corporation</p> <p>100 Europa Drive, Suite 550 Chapel Hill, NC 27514</p>	<p><b>TALEEN LLC,</b> a North Carolina limited liability company</p> <p>227 Strolling Way Durham, NC 27707</p> <p>Property address: 4716 NC Highway 55, Durham, NC</p>

The property conveyed by this instrument does not include the primary residence of Grantor.

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, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot, or parcel of land situated in the City of Durham, Durham County, North Carolina, and more particularly described 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 344, Page 630, Durham County Registry.

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

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, except for the exceptions hereinafter stated.

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

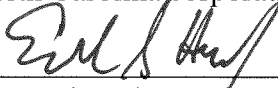
1. Ad valorem taxes for the year 2022 and subsequent years.
2. Easements, restrictions, rights-of-way, and other encumbrances of record affecting title to the property conveyed herein.
3. Matters which would be revealed by a current and accurate survey of the Property.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

**GRANTOR:**


HOLMES OIL COMPANY, INC.,  
a North Carolina corporation

By:   
Name: Edward S. Holmes, Jr.  
Title: President

STATE OF NORTH CAROLINA  
COUNTY OF Wake

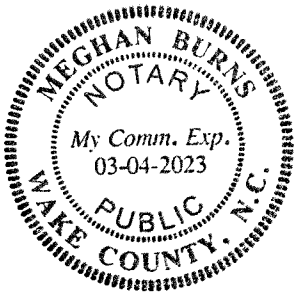
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward S. Holmes, Jr. as President

Date: July 27, 2022

Notary Public: 

Printed Name: Meghan Burns

My Commission Expires 3/4/23



### Exhibit A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, AND PARTICULARLY DESCRIBED ACCORDING TO A SURVEY AND PLAT ENTITLED, "HOLMES OIL COMPANY, INC., KENTUCKY FRIED CHICKEN," PREPARED BY PHILIP POST & ASSOCIATES, DATED JANUARY 31, 2002, AS FOLLOWS;

BEGINNING AT EN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY OF NC HWY 55, SAID IRON PIPE HAVING NC GRID COORDINATES OF: NORTH 783110.91 EAST 2030784.01 (NAD83, COMBINED FACTOR 0.8888272), AND BEING LOCATED SOUTH 18° 24' 43" WEST, 2,025.55 FEET FROM NCGS MONUMENT "CRICKET", A BRASS DISK, SET IN BRIDGE DECK AT L-40 OVERPASS OF NC HWY 55, SAID NCGS MONUMENT HAVING GRID COORDINATES OF NORTH 785053.78 EAST 2031366.27; THENCE WITH SAID RIGHT-OF-WAY OF NC HWY 55, SOUTH 14° 12' 53" WEST, 235.60 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 83° 35' 46" WEST, 141.41 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 14° 14' 34" EAST, 254.90 FEET TO AN EXISTING PIPE; THENCE SOUTH 75° 45' 00" EAST, 139.95 FEET TO THE SAID POINT OF BEGINNING AND CONTAINING 0.788 ACRES.