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20150319000049360 DEED  
Bk:RB5922 Pg:72  
03/19/2015 09:28:29 AM 1/3

DNL

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$480.00

(Handwritten initials)

Excise Tax (Orange Co.): \$480.00  
Excise Tax (Durham Co.): \$0.00 (See Exhibit A) A Portion of Durham Co. PIN: 0802-06-84-1419.SPL  
Prepared by: StephensonLaw, LLP  
After recording, return to: StephensonLaw, LLP PO Box 1267, Cary, NC 27512  
Brief Description for Index: 6.74 acres (Orange Co.)  
0.96 acres (Durham Co.)  
(This is one of two duplicate original instruments to facilitate the recording of these documents in Durham and Orange County)

B = Orange Co. PIN: 0802394949  
MORLEY PIN: 0803305174mb

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 13th day of March, 2015, by and between:

GRANTOR: Duke University, a North Carolina nonprofit corporation  
GRANTOR ADDRESS: 324 Blackwell Street, Suite 850, Durham, NC 27701  
GRANTEE: LR Jacobs, LLC  
GRANTEE'S ADDRESS: 4915 Hillsborough Rd., Durham, NC 27705

(The designation of Grantor and Grantee 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.)

**WITNESSETH:**

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property in Orange and Durham Counties, North Carolina described as follows:

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

Said property does NOT include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 103, Page 303, Orange County Registry and Book 115, Page 231, Durham County Registry.



**Exhibit A**  
**Property Description**

LYING AND BEING in both Orange County, North Carolina and Durham County, North Carolina, and being more particularly described as follows:

"Lot B", containing 7.70 acres, more or less, (6.74 acres lying and being in Orange County and .96 acres lying and being in Durham County), all as shown on plat by Summit Design and Engineering Services, entitled "Final Plat of Recombination for LR JACOBS, LLC", dated March 6, 2015, and recorded in Plat Book 114, Page 65, Orange County Registry and Plat Book 194, Page 182, Durham County Registry, said recombination plat being incorporated by reference as if fully set out herein.

**NOTE:**

The greater portion of the subject property, with respect to value, is in Orange County and a Deed from Grantor to Grantee is also being recorded in Orange County. Accordingly, pursuant to Section 105-228.30(a) of North Carolina General Statutes, all of the excise tax for this transaction is being paid with the recoding of the Deed in Orange County.