

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jul 29 03:14 PM**  
**Book: 9412 Page: 757**  
NC Rev Stamp: \$ 6400.00 Fee: \$ 26.00  
Instrument Number: 2021038442  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$6,400.00  
PIN: 0831-05-08-2508

This instrument was prepared by (without title examination): Shannon F. Stapp, Esq., Stapp Law Firm PLLC, 3839 McKinney Avenue Suite 155-613, Dallas, TX 25204

Mail after recording to: Grantee

Brief Description for the Index: 509 N. Mangum Street, Durham County, North Carolina

THIS DEED is made the 29th day of July 2021, by and between:

GRANTOR	GRANTEE
<p><b>LS &amp; SD, LLC,</b> a North Carolina limited liability company</p> <p>PO Box 37 Durham, NC 27702 Attention: Larry Sloan</p>	<p><b>TRG 509 Mangum LLC,</b> a Delaware limited liability company</p> <p>8235 Douglas Avenue, Suite 950 Dallas, Texas 75225 Attention: Brian J. Tusa</p>

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 those certain lots or parcels of land situated in Durham County, North Carolina, and more particularly described as follows (the "Property"):

3507157v2.RMF.30370.G50524

Submitted electronically by "Republic Title of Texas, Inc."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

See **EXHIBIT A**, attached hereto, and incorporated herein.

All or a portion of the Property herein conveyed does **NOT** include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee that, as to the Property described above, 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 the following exceptions: (i) the lien of ad valorem property taxes on the Property for 2021 and subsequent years; (ii) matters of zoning and local ordinance affecting the Property; (iii) pending assessments not due and payable on or before the 29<sup>th</sup> of July, 2021; and (iv) easements, restrictions, covenants and other matters of record as of the 29<sup>th</sup> of July, 2021 .

IN WITNESS WHEREOF, Grantor has executed this deed to be effective as of the day and year first above written.

LS & SD, LLC,  
a North Carolina limited liability company

By: [Signature]  
Larry Sloan, Manager

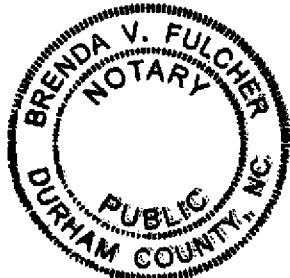
STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing documents for the purposes stated therein and in the capacity indicated: Larry Sloan, Manager

Date: July 28, 2021.

[Affix Seal]



[Signature]  
Notary Public  
Print Name: BRENDA V. FULCHER  
My Commission Expires: 10/17/2025

**EXHIBIT A**  
**THE PROPERTY**

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF MANGUM STREET, SAID STAKE BEING NORTH 37 DEGREES 00 MINUTES 56 SECONDS EAST 177.59 FEET FROM THE BACK OF THE CURB ON SEMINAR STREET RUNNING THENCE NORTH 54 DEGREES 06 MINUTES 22 SECONDS WEST 245.23 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 33 DEGREES 12 MINUTES 25 SECONDS EAST 60.00 FEET TO A POINT IN A 16 FOOT ALLEY; THENCE NORTH ALONG SAID NORTHERN MARGIN OF ALLEY NORTH 32 DEGREES 36 MINUTES 39 SECONDS WEST 12.66 FEET; THENCE CONTINUING ALONG SAID ALLEY NORTH 54 DEGREES 29 MINUTES 42 SECONDS WEST 31.15 FEET TO AN IRON STAKE; THENCE NORTH 37 DEGREES 45 MINUTES 28 SECONDS WEST 113.26 FEET TO AN IRON STAKE; THENCE NORTH 70 DEGREES 27 MINUTES 46 SECONDS EAST 13.88 FEET TO AN IRON STAKE; THENCE SOUTH 52 DEGREES 42 MINUTES 11 SECONDS EAST 283.06 FEET TO AN IRON STAKE, THE WESTERN RIGHT OF WAY OF MANGUM STREET; THENCE ALONG SAID RIGHT OF WAY OF MANGUM STREET SOUTH 37 DEGREES 00 MINUTES 56 SECONDS WEST 182.10 FEET TO THE POINT AND PLACE OF BEGINNING AND BEING 1.176 ACRES AS PER PLAT AND SURVEY BY JERRY L. HUNT, P.L.S. DATED MARCH 12, 2002 AND JOB. NO. 13216. THIS BEING THE PROPERTY ALSO KNOWN AS 509 NORTH MANGUM STREET AND IS RECORDED IN PLAT BOOK 59, PAGE 8 ENTITLED "PROPERTY OF MOTOR BEARINGS AND PARTS COMPANY OF DURHAM, INC.", DURHAM COUNTY REGISTER OF DEEDS.

DURHAM COUNTY TAX PARCEL NO. 061-06-010.

NON-EXCLUSIVE EASEMENT FOR ACCESS IN COMMON WITH OTHERS OVER THE EXISTING 16 FOOT ALLEY ADJACENT TO THE LAND ON ITS NORTHERN BOUNDARIES AS DEPICTED ON THAT PLAT RECORDED IN BOOK 194, PAGE 298.