

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jul 24 03:08 PM NC Rev Stamp: \$ 6974.00  
Book: 8472 Page: 815 Fee: \$ 26.00  
Instrument Number: 2018025652  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$6,974.00

Parcel Identifier No. 141151, 141161 and 204614

Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss

Brief description for the Index: 26.821 acres, more or less

THIS DEED made this 24th day of July, 2018, by and between

GRANTOR	GRANTEE
<p>THE DORIS DANIEL FAMILY LIMITED PARTNERSHIP Address: 12 Wesleywood Drive, Durham, NC 27707</p> <p>A. WAYNE DANIEL, joined by his wife, PATRICIA B. DANIEL Address: 3309 Old Chapel Hill Rd, Durham, NC 27707</p> <p>DEBORAH DANIEL HUNT joined by her husband, BOBBY V. HUNT Address: 5330 Ephesus Church Rd, Durham, NC 27707</p>	<p>CREEKSIDE COMMONS DEVELOPERS, LLC, a North Carolina limited liability company</p> <p>Mailing Address: c/o Exeter Development Company, LLC 3716 National Drive, Ste. 105 Raleigh, NC 17612</p> <p>Property Address: 5336, 5308 and 5300 Ephesus Church Rd. Durham, NC 27707</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.

Submitted electronically by "Moore & Alphin, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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, Triangle Township, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A for legal description**

This property herein conveyed does not include the primary residence for Deborah Daniel Hunt and husband, Bobby V. Hunt; and The Doris Daniel Family Limited Partnership.

This property herein conveyed does include the primary residence for A. Wayne Daniel and wife, Patricia B. Daniel

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_, Page \_\_\_\_.

A map showing the above described property is recorded in Plat Book 170, Page 34.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

**THE DORIS DANIEL FAMILY LIMITED PARTNERSHIP**

BY: Doris H. Daniel  
Doris H. Daniel, Managing Partner

A. Wayne Daniel (Seal)  
A. WAYNE DANIEL

Patricia B. Daniel (Seal)  
PATRICIA B. DANIEL

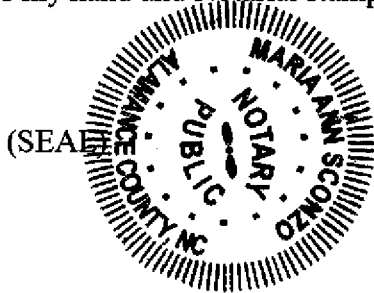
Deborah Daniel Hunt (Seal)  
DEBORAH DANIEL HUNT

Bobby V. Hunt (Seal)  
BOBBY V. HUNT

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Doris H. Daniel as Managing Partner of THE DORIS DANIEL FAMILY LIMITED PARTNERSHIP** personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18 day of July, 2018.



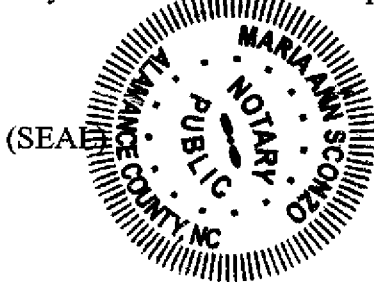
Sign: Maria Ann Sconzo  
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **A. WAYNE DANIEL and wife, PATRICIA B. DANIEL** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18 day of July, 2018.



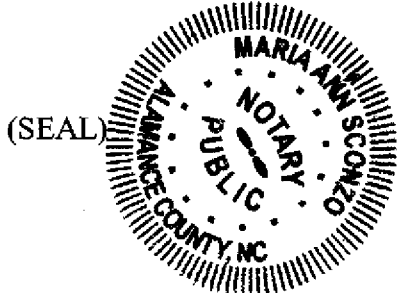
Sign: Maria Ann Sconzo  
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **DEBORAH DANIEL HUNT and husband, BOBBY V. HUNT** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18 day of July, 2018.



Sign: Maria Ann Sconzo  
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

**EXHIBIT A****Legal Description**

Lying in the City of Durham, Triangle Township, Durham County, North Carolina, and being more particularly described as follows:

**Tract 1**

Beginning at a point in the northern right-of-way of Ephesus Church Road (SR 1114) and being the southwest corner of the Bobby V. Hunt parcel (PIN 0709-03-13-69421); thence, along the north right-of-way of Ephesus Church Road, North 88 degrees, 38 minutes, 29 seconds West, 63.18 feet to a point; thence North 51 degrees, 06 minutes, 44 seconds West 8.24 feet to a point in the east right-of-way of Weston Downs Drive; thence, leaving said right-of-way, North 51 degrees, 06 minutes, 44 seconds West, 26.39 feet to a point; thence North 01 degrees, 33 minutes, 15 seconds East, 135.59 feet to a point; thence along an arc to the left with a radius of 225.00 feet an arc distance of 153.72 feet (with a long chord of North 18 degrees, 01 minutes, 04 seconds West, 150.75 feet) to a point; thence North 37 degrees, 36 minutes, 55 seconds West, 118.60 feet to a point in the west right-of-way of a 30' City of Durham Sanitary Sewer Easement as per Plat Book 160 Page 381; thence with the west right-of-way of the sanitary sewer easement the following courses and distances: North 44 degrees, 16 minutes, 17 seconds East, 196.37 feet; North 28 degrees, 17 minutes, 48 seconds East, 380.90 feet; North 20 degrees, 28 minutes, 02 seconds East, 249.45 feet; North 27 degrees, 42 minutes, 37 seconds East, 401.03 feet; North 28 degrees, 18 minutes, 35 seconds East, 22.53 feet; thence, crossing the sanitary sewer easement, North 89 degrees, 56 minutes, 29 seconds East, 192.50 feet to a point; thence North 31 degrees, 41 minutes, 02 seconds East, 233.87 feet; thence North 02 degrees, 05 minutes, 42 seconds West, 49.62 feet to a point in the southwest right-of-way intersection of Randall Road, a 60' public right-of-way and Davenport Road, an un-opened 60' public right-of-way; thence, with the south right-of-way of Davenport Road, North 79 degrees, 58 minutes, 12 seconds East, 88.99 feet to a point; thence along an arc to the right with a radius of 1477.68 feet an arc distance of 136.46 feet (with a long chord of North 82 degrees, 36 minutes, 57 seconds East, 136.41 feet) to a point; thence North 85 degrees, 15 minutes, 41 seconds East, 2.03 feet to a point; thence, leaving the right-of-way of Davenport Road, South 18 degrees, 12 minutes, 54 seconds, West, 1108.66 feet to a point, the northwest corner of Tract 3 and the northeast corner of Tract 2; thence, with the north line of Tract 2, North 87 degrees, 32 minutes, 56 seconds West, 424.70 feet to a point, the northwest corner of Tract 2; thence, with the west line of Tract 2, South 04 degrees, 56 minutes, 53 seconds West, 459.06 feet to a point, the northeast corner of the Bobby V. Hunt parcel in the west line of Tract 2; thence, with the north line of the said Hunt parcel, North 88 degrees, 38 minutes, 29 seconds West, 100.98 feet to a point, the northwest corner of the said Hunt parcel; thence, with the west line of the said Hunt parcel, South 04 degrees, 56 minutes, 53 seconds West, 273.98 feet to a point, the point and place of beginning and containing 14.824 acres, more or less, as shown as Parcel K on a plat recorded in Plat Book 170 Page 34, Durham County Registry.

NOTE: A subsequent survey showed the designation of 14.824 acres for Parcel K to be erroneous. The correct acreage is 13.329 acres, more or less.

ALSO DESCRIBED AS:

Property located on the north side of Ephesus Church Road (SR 1114) and BEING all of Tract K, containing 14.824 acres, more or less, as shown on Recombination Survey for A. Wayne Daniel, et al, by James H. Holland, PLS, dated May 9, 2005, recorded in Plat Book 170, Page 34, Durham County Registry.

NOTE: A subsequent survey showed the designation of 14.824 acres for Parcel K to be erroneous. The correct acreage is 13.329 acres, more or less.

REID 141151

Tract 2

Beginning at a point in the northern right-of-way of Ephesus Church Road (SR 1114) and being the southeast corner of the Bobby V. Hunt parcel (PIN 0709-03-13-69421); thence North 04 degrees, 56 minutes, 53 seconds East, 733.39 feet to a point; thence South 87 degrees, 32 minutes, 56 seconds East, 424.70 feet to a point, the southeast corner of Tract I and the northwest corner of Tract 3; thence, with the west line of Tract 3, South 04 degrees, 59 minutes, 47 seconds West, 725.43 feet to a point in the north right-of-way of Ephesus Church Road; thence, with the north right-of-way of Ephesus Church Road, along an arc to the right with a radius of 4147.15 feet an arc distance of 105.23 feet (with a long chord of North 89 degrees, 10 minutes, 22 seconds West, 105.22 feet) to a point; thence, continuing along the north right-of-way of Ephesus Church Road, North 88 degrees, 26 minutes, 45 seconds West, 319.29 feet to a point, the point and place of beginning and containing 7.105 acres, more or less, as shown as Parcel M on a plat recorded in Plat Book 170 Page 34, Durham County Registry.

ALSO DESCRIBED AS:

Property located on the north side of Ephesus Church Road (SR 1114) and BEING all of Tract M, containing 7.105 acres, more or less, as shown on Recombination Survey for A. Wayne Daniel, et al, by James H. Holland, PLS, dated May 9, 2005, recorded in Plat Book 170, Page 34, Durham County Registry.

REID 141161

Tract 3

Beginning at a point in the northern right-of-way of Ephesus Church Road (SR 1114) said point being South 32 degrees, 19 minutes, 34 seconds West, 1636.67 feet from NCGS Monument "FARR", said point being the southwest corner of the Ella Woods parcel (PIN 0709-03-23-5685); thence, with the north right-of-way of Ephesus Church Road, along an arc to the right with a radius of 4147.15 feet an arc distance of 401.38 feet (with a long chord of S 87 degrees, 19 minutes, 39 seconds West, 401.23 feet) to a point, the southeast corner of Tract 2; thence, along the east lot line of Tract 2, North 04 degrees, 59 minutes, 47 seconds East, 725.43 feet to a point, the northeast corner of Tract 2; thence South 85 degrees, 34 minutes, 46 seconds East, 381.64 feet to a point, the northwest corner of the Ella Woods parcel; thence, with the west lot line of the Ella Woods parcel, South 03 degrees, 37 minutes, 06 seconds West, 695.89 feet to a point the point and place of beginning and containing 6.387 acres, more or less, as shown as Parcel L on a plat recorded in Plat Book 170 Page 34, Durham County Registry.

ALSO DESCRIBED AS:

Property located on the north side of Ephesus Church Road (SR 1114) and BEING all of Tract L, containing 6.387 acres, more or less, as shown on Recombination Survey for A. Wayne Daniel, et al, by James H. Holland, PLS, dated May 9, 2005, recorded in Plat Book 170, Page 34, Durham County Registry.

REID 204614

27