

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUN 01 11:08:20 AM
BK: 7713 PG: 887-888
DEED
FEE: \$26.00
EXCISE TAX: \$962.00
INSTRUMENT # 2015016774
STHOMAS



2015016774

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 962.00

Parcel Identifier No. 7814451 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Steven I. Reinhard of Ellis & Winters LLP, Post Office Box 33550, Raleigh, NC 27636
This instrument was prepared by: Kennon Craver, PLLC (without title examination)

Brief description for the Index: 545 Foster Street

THIS DEED made this 1st day of June, 2015, by and between

| GRANTOR | GRANTEE |
|---|---|
| DURHAM CREDO-1, LLC a North Carolina limited liability company 111 John L Hurst Drive Swansboro, NC 28584-9631 | BH-AG FOSTER, LLC a North Carolina limited liability company 111 Cloister Court, Suite 114 Chapel Hill, North Carolina 27514 |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Durham County, North Carolina and more particularly described as follows: All that tract or parcel of land lying in the Township of Durham, County of Durham, North Carolina, and more particularly described as follows:

Beginning at a computed point located in the center of the intersection of Corporation Street (a 46' public right-of-way) and Foster Street (a 56' public right-of-way), thence S 54° 21' 08" W, 37.43 feet to a PK nail set and said point being the PLACE AND POINT OF BEGINNING; thence S 05° 55' 48" W, 105.19 feet to an existing iron pin; N 84° 09' 12" W, 162.84 feet to a PK nail set; thence N 06° 46' 48" E, 95.10 feet to an iron pin set; thence S 87° 44' 02" E, 161.76 feet returning to the PLACE AND POINT OF BEGINNING.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid interest in 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:

Ad valorem tax for 2015 and subsequent years not yet due and payable.
Easements and restrictions of record.

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

DURHAM CREDO-1, LLC
a North Carolina
limited liability company

By: *E. L. Clark*
E. L. Clark, Manager

STATE OF NORTH CAROLINA
COUNTY OF Carteret

I certify the following person(s) personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document: E. L. CLARK

Date: May 26, 2015

Sandra N. Johnson
Notary Public

Print Name: Sandra N. Johnson

My commission expires: May 26, 2018

