

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUN 01 11:08:19 AM
BK: 7713 PG: 884-886
DEED
FEE: \$26.00
EXCISE TAX: \$2,339.00
INSTRUMENT # 2015016773
STHOMAS



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 2,339.00

Parcel Identifier No. 104939 and 104942 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without title examination)

Brief description for the Index: 539 Foster Street

THIS DEED made this 1st day of ~~May~~^{June}, 2015, by and between

GRANTOR	GRANTEE
E. L. CLARK and wife, PATRICIA C. CLARK 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, NC 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:

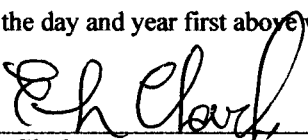
See Exhibit A attached hereto and incorporated herein.

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.

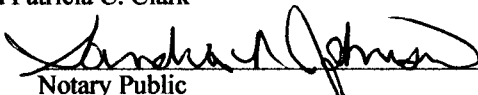
 (SEAL)
E. L. Clark

 (SEAL)
Patricia C. Clark

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 and Patricia C. Clark

Date: May 26, 2015


Notary Public

Print Name: Sandra N. Johnson

My commission expires: May 26, 2018

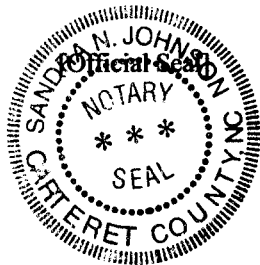


EXHIBIT A
LEGAL DESCRIPTION

TRACT ONE:

539 Foster Street – Parcel 104939

BEGINNING at a point in the Western property line of Foster Street at the Southwest corner of the property of NuTread Tire Company which said point of beginning is located 105.19 feet South of the Southwestern intersection of the Southern property line of Corporation Street and the Western property line of Foster Street and running thence along and with the Western property line of Foster Street South $2^{\circ} 41'$ West 100 feet to a point; thence North $87^{\circ} 24'$ West 162.9 feet, more or less, to a point in the Eastern property line of Roney Street; running thence along and with the Eastern property line of Roney Street North $3^{\circ} 32'$ East 100 feet, more or less, to a point at the Southwestern corner of the property of NuTread Tire Company; thence along and with the Southern property line of NuTread Company South $87^{\circ} 24'$ East 162.9 feet to THE POINT AND PLACE OF BEGINNING and being the Northerly 100 feet of the property of Pine State Realty Company previously conveyed to W. H. Murdock as shown in the plat of the property by J. Watts Copley, Land Surveyor, the 22nd of June, 1961, Plat Book _____ at page _____, Durham County Registry, to which plat reference is hereby made for a more particular description of same. Being the same property conveyed by Hutchins Auto Supply Company, Inc. to T. V. Center of Durham, Inc. in Deed Book 290, Page 280, Durham County Registry.

TRACT TWO:

539 Foster Street – Parcel 104942

BEGINNING at an angle point in the Western property line of Foster Street, which said angle point is located in a Southerly direction 205.22 feet from the Southwest corner of Corporation Street and Foster Street, and running thence with said POINT OF BEGINNING along and with the Western property line of Foster Street, South $6^{\circ} 12' 27''$ West 42 feet to an iron set; thence along a new property line, North $84^{\circ} 08' 22''$ West 164.86 feet to an iron set in the Eastern property line of Roney Street; thence along and with the Eastern property line of Roney Street, North $6^{\circ} 56' 1''$ East 42 feet to an iron found; thence South $84^{\circ} 8' 22''$ East 164.11 feet to the POINT AND PLACE OF BEGINNING and being 6,908 square feet, as shown on the recombination survey for Durham Central Park by Aтры Land Surveying dated the 16th of August, 1998, to which reference is hereby made for a more particular description of the same, and being a portion of the property described in Deed Book 2153, Page 374.