



FOR REGISTRATION REGISTER OF DEEDS  
 Willie L. Covington  
 DURHAM COUNTY, NC  
 2012 OCT 11 12 26 28 PM  
 BK 7092 PG 74-78 FEE \$26 00  
 NC REV STAMP \$1.118 00  
 INSTRUMENT # 2012036192

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$1,118 00

Tax ID 101657 1145 78

Instrument Prepared by David S Kennett, Esquire, P O Box 52394, Durham, NC 27717-2394 (without title exam)  
 Return to Grantee

THIS DEED is made this 8th day of October, 2012, by and between

GRANTOR ERWIN DISTRIBUTING CORPORATION  
 Address P O Box 1971  
 Durham, NC 27701

GRANTEE CHAPEL HILL DURHAM NC LP as GRANTEE,  
 Address 999 Shady Grove Rd , Suite 600  
 Memphis, TN 38120.

(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 land, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property")

See Exhibit A which is attached hereto and incorporated herein by reference.

This is not the principal residence of Grantor

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple

AND THE GRANTOR covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple. that the title is marketable and free and clear of all encumbrances and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following exceptions

- 1 Title to the Property hereinabove described is conveyed hereby expressly subject to the following the lien of ad valorem real property taxes for 2012 and easements, rights of way, covenants and restrictions of record

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed the day and year first above written

[SIGNATURE PAGE FOLLOWS]

ERWIN DISTRIBUTING CORPORATION

By *Daniel T. Erwin*  
Daniel T. Erwin, President

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

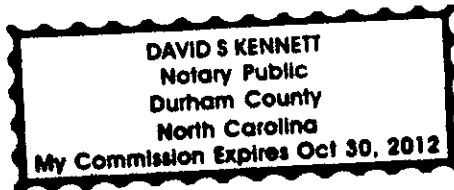
I, David S Kennett Notary Public, certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principal, and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Daniel T. Erwin

Witness my hand and official stamp or seal, this 8<sup>th</sup> day of October 2012

*David S Kennett*  
Notary Public  
David S Kennett

My Commission Expires 10/30/2012

(SEAL)



**EXHIBIT A**  
**DESCRIPTION OF**  
**Erwin Distributing Corp Inc. Property**

**DESCRIPTION** of a 0.38 acre parcel of land located in the Township of Triangle, County of Durham, State of North Carolina

Said parcel being more fully described as follows

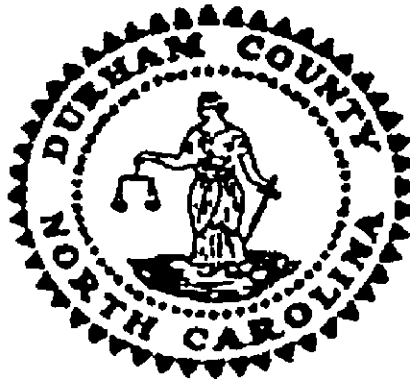
**BEGINNING AT A POINT**, said point being an Iron Pipe being 0.62' East of the Actual corner which falls in or near a brick wall. This corner is the Northwest corner of the Erwin Distributing property as shown on PB 13 PG 190 as recorded among the Durham County Register of Deeds. The point has a NC Grid NAD 83 coordinate of N 817766.72 E 2026440.35. Thence traveling the following courses and distances North 88°13'43" East, 69.21 feet to an Iron Pipe

Thence, along a curve to the right with a radius of 18.00 feet, for a distance of 27.67 feet, a chord bearing and distance of South 47°44'04" East 25.02 feet to an Iron Pipe,  
Thence, along a curve to the right with a radius of 683.00 feet, for a distance of 71.64 feet, the chord bearing and distance of South 00°41'34" East 71.60 feet to an Iron Pipe,  
Thence South 02°18'43" West 99.12 feet to an Iron Pipe set, Thence North 87°41'17" West 87.55 feet to an Iron Pipe set, Thence North 00°55'13" East 181.82 feet to the **POINT OF BEGINNING**

**CONTAINING:** 0.38 acres of land, more or less

August 17, 2012

C:\Documents and Settings\dkennett\My Documents\Erwin Property.docx



WILLIE L COVINGTON  
REGISTER OF DEEDS, DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E MAIN STREET  
DURHAM, NC 27701

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of recorded document, and must be submitted with original for re-recording  
and/or cancellation

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Filed For Registration	10/11/2012 12.26 28 PM
Book	RE 7092 Page: 74-78
Document No..	2012036192
	DEED 5 PGS \$26 00
NC REAL ESTATE EXCISE TAX	\$1,118 00
Recorder.	SHARON M CEARNEL



2012036192