

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 OCT 07 12:25:05
BK:8039 PG:89-92
DEED
FEE: \$26.00
EXCISE TAX: \$57,600.00
INSTRUMENT # 2016034958
TREFEARN



Tax ID Number: 103350
Street Address: 601 Willard Street, Durham, North Carolina

Drafted by: Thomas T. Crumpler, Esquire
[NO TITLE SEARCH REQUESTED OR PERFORMED]

After recording return to: Moore & Van Allen, PLLC, 100 N. Tryon Street, Suite 4700
Charlotte, North Carolina 28202; Attn: Evan M. Bass

Documentary Stamps: \$57,600.00

THE PROPERTY DESCRIBED HEREIN IS NOT GRANTOR'S PRIMARY RESIDENCE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 5th day of October, 2016, by and between **UNIVERSITY PROPERTIES OF N.C., L.L.C.**, a North Carolina limited liability company having an address of P. O. Box 5657, Winston-Salem, North Carolina 27113-5757 (hereinafter referred to as the "Grantor"); and **601 WILLARD STREET ACQUISITION, LLC**, a North Carolina limited liability company (hereinafter referred to as the "Grantee"), having an address of c/o Capitol Broadcasting Company, Inc., 2619 Western Boulevard, Raleigh, NC 27606; Attn: Michael J. Goodmon, Sr. 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 those certain lot(s) or parcel(s) of land situated in Durham County, North Carolina and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

EXHIBIT A to Special Warranty Deed
Legal Description

BEGINNING at a stake located in the property line on the west side of Carr Street, said stake being South 26°31' West 18.56 feet from the property line on the south side of Jackson Street, if extended, and thence from said point and place of beginning along and with the property line on the west side of Carr Street South 26° 31' West 781.05 feet to a point; thence continuing with said property line South 27° 08' 20" West 277.84 feet to a point; thence in a clockwise and southwesterly direction along an arc with radius of 20 feet a distance of 34.59 feet to a point in the property line on the north side of Willard Street (sometimes shown as East-West Expressway); thence along and with the property line on the northeast side of Willard Street in a clockwise and northwesterly direction along an arc with a radius of 442.46 feet a distance of 424.8 feet to a point; thence continuing with the said property line on the east side of Willard Street, North 01° 39' 35" West 100.12 feet to a stake; thence continuing with said property line North 0°45' 20" East 259.68 feet to a point; thence continuing with said property line North 0° 38' East 252.81 feet to a point; thence along and with the southern line of N.C. Mutual Life Insurance Company, South 89° 22' East 193.78 feet to a stake; thence continuing with said property line South 59° 13' East 113.65 feet to a stake; thence continuing with said N.C. Mutual Life Insurance Company line North 27° 33' East 158.72 feet to a stake; thence continuing with said line North 30° 47' East 90.76 feet to a stake located in the property line on the south side of Jackson Street; thence along and with said property line South 59° 13' East 307.23 feet to a stake; thence in a clockwise and southeasterly direction along an arc with a radius of 20 feet, a distance of 29.93 feet to the point and place of BEGINNING and being the property of University Properties, a North Carolina general partnership, as shown on a plat and survey thereof by George C. Love, Jr., dated May 1, 1972, recorded in Durham County Registry in Plat Book 72 at page 43, to which reference is herewith made for a more particular description of same.

EXHIBIT B to Special Warranty Deed
Permitted Exceptions

1. Taxes for the year 2016 and subsequent years, not yet due and payable.
2. Subject to matters shown on plat recorded in Plat Book 72 at Page 43, Durham County Registry.
3. Maintenance and Easement Agreement recorded in Book 3986 at Page 299, Durham County Registry, as amended by First Amendment to Maintenance and Easement Agreement recorded in Book 4077, at Page 51, Durham County Registry.
4. Reservation of Utility Easements in the Carr Street Closing Order recorded in Book 3957 at Page 35, Durham County Registry, as shown on survey by Phillip W. Riley, PLS, dated June 24, 2016.
5. Notice of Residual Petroleum recorded in Book 4896 at Page 174, Durham County Registry.
6. Right of Way Agreements to Duke Power Company, LLC d/b/a Duke Energy Carolinas, LLC recorded in Book 5394 at Page 500 and Book 7531 at Page 992, Durham County Registry, as shown on survey by Phillip W. Riley, PLS, dated June 24, 2016.
8. Utility Easement to Public Service Company of North Carolina, Incorporated recorded in Book 4099 at Page 533, Durham County Registry, and amended by Amended Utility Easement recorded in Book 4162 at Page 872, Durham County Registry, as shown on survey by Phillip W. Riley, PLS, dated June 24, 2016.
9. Subject to matters of survey shown on plat of survey by Phillip W. Riley, PLS, dated June 24, 2016.
10. Encroachment upon property adjoining on the north by the fence appurtenant to the Property, as shown on plat of survey by Phillip W. Riley, PLS, dated June 24, 2016.
11. Encroachment upon the Property by the building foundation appurtenant to the property adjoining on the north, as shown on plat of survey by Phillip W. Riley, PLS, dated June 24, 2016.