

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 JUL 09 12:49:12  
BK: 7742 PG: 917-920  
DEED  
FEE: \$26.00  
EXCISE TAX: \$4,102.00  
INSTRUMENT # 2015022203  
APRILJ



2015022203

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$4,102.00

Tax Parcel ID No. 103310, 103311, 103332, 103333 \_\_\_\_\_ Verified by \_\_\_\_\_

County \_\_\_\_\_

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to Grantee: Ballard Spahr, LLP, 999 Peachtree Street, Suite 1000, Atlanta, GA 30309, Attn: Tracy Plott

This instrument was prepared by Darin P. Meece, Attorney, without benefit of title examination \_\_\_\_\_

Brief description for the Index: 607, 609 and 614 Wilkerson, 809 W. Pettigrew Street \_\_\_\_\_

The deed made the latest day set forth in the notary acknowledgment below, by and between

**GRANTOR:** RICHARD W. MORGAN, SR. AND JACQUELINE G. MORGAN  
whose mailing address is 113 South Gregson Street, Durham, NC 27701

**GRANTEE:** WEXFORD CHESTERFIELD PARKING, LLC, a Maryland Limited Liability Company

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT A-multi tract deed

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6547, Page 887, Book 6032, Page 373, Book 7713, Page 203, and Book 6021, Page 497, and being reflected on plat(s) recorded in Map/Plat Book \_\_\_\_, page/slide \_\_\_\_.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

\_\_\_\_\_  
(Entity Name)

By: Richard W Morgan (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: RICHARD W. MORGAN, SR.

By: Jacqueline G. Morgan (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: JACQUELINE G. MORGAN

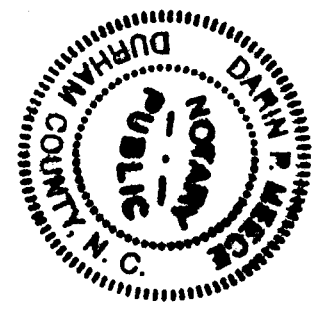
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of NC  
County of DURHAM

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
RICHARD W. MORGAN, SR., AND JACQUELINE G. MORGAN.



Date: 10/7/15  
DARIN P. MEECO Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
10/7/15

**Exhibit "A"**

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

**TRACT ONE: 607 WILKERSON**

BEGINNING at an existing iron pipe located on the inside of the sidewalk on the south side of Wilkerson Avenue North 89° 20' 13" East 107 feet, more or less, from the southeast intersection of Wilkerson Avenue and Vickers Avenue, being the northeast corner of the property of Robert S. Garrard; thence North 89° 20' 13" East 53.53 feet to an existing iron pipe located in the northwest corner of the property of Isabelle B. Robertson; thence South 00° 23' 11" East 194.89 feet to an existing iron pipe in the line of the Medical Group, Inc.; thence South 89° 09' 28" West 53.48 feet to an existing iron pipe located in the southeast corner of the property of Thomas G. Goad; thence North 00° 24' 05" West 195.06 feet an existing iron pipe, the point and place of BEGINNING and being the property of SEHED DEVELOPMENT CORPORATION as per survey dated May 16, 1988 by Larry W. Poole & Associates, P.A., Registered Land Surveyors.

Also BEING all of Lot A as shown on plat entitled FINAL PLAT PROPERTY SURVEYED FOR SEHED DEVELOPMENT CORP. recorded in Plat Book 186, Page 181, Durham County Registry to which plat reference is hereby made for a more particular description of same.

**TRACT TWO: 609 WILKERSON**

Property shown on plat entitled "Recombination Survey and Street Closing for Conyers Avenue and Adjacent Property of Richard and Jacqueline Morgan" recorded in Plat Book 184, Page 57, Durham County, North Carolina.

**TRACT THREE: 614 WILKERSON**

BEGINNING at a stake on the North side of Wilkerson Avenue inside the sidewalk, 139.3 feet North 87° 30' West from the intersection of the North side of Wilkerson Avenue, inside the sidewalk, with the South side of the right of way of the N.C.R.R.CO., corner of Warren heirs, running thence North 87° 30' West along the Northern boundary line of Wilkerson Avenue, inside the sidewalk 163.1 feet to a stake in the line of W. T. Christian; thence North 51° 13' East along the line of W. T. Christian 103 feet to a stake in the corner of the Warren heirs, thence with the Warren heirs South 50° 9' East along the line of an old fence 112.5 feet to the point and place of BEGINNING. The same being the lot of land as shown in the Southwest corner of map of property of J. K. Chambley Estate surveyed 1926, by E. C. Belvin, Surveyor.

TRACT FOUR: 809 WEST PETTIGREW STREET

Beginning at a stake in the intersection of the northern property line of Wilkerson Avenue and the southwesterly line of Pettigrew Street as shown on plat hereinafter referred to, and running thence with the northern edge of Wilkerson Avenue North  $87^{\circ}30'$  West 139.3 feet to a stake; thence North  $50^{\circ}09'$  West 112.5 feet to a stake; thence North  $51^{\circ}13'$  East 106.5 feet to Pettigrew Street; thence with said street South  $44^{\circ}29'$  East 203.5 feet to the beginning and being a portion of the property as shown on plat of J.K. Chrumbly Estate dated 1926 by E.O. Belvin, Surveyor, and recorded in Plat Book 6 at page 152.

Being further described in the Non-Warranty Deed located in Book 6021, page 497, Durham County Registry as follows:

Beginning at a stake in the intersection of the northern property line of Wilkerson Avenue and the southwesterly line of Pettigrew Street as shown on plat hereinafter referred to, and running thence with the northern edge of Wilkerson Avenue  $87^{\circ}30'$  West 139.3 feet to a stake; thence North  $50^{\circ}09'$  West 112.5 feet to a stake; thence North  $51^{\circ}13'$  East 106.5 feet to Pettigrew Street; thence with said street South  $44^{\circ}29'$  East 203.5 feet to the beginning and being a portion of the property as shown on plat of J. K. Chrumbly Estate dated 1926 by E. O. Belvin, Surveyor, and recorded in Plat Book 6 at page 152 and being