

Parcel Report:

BID Sale.



Quick Information with 2010 Orthophoto

PIN Number: 0822-08-90-0077

Acreage: 0.57800000

Deed Book: 007195

Plat Book: 000062

Subdivision: N/A - NO SUBDIVISION

Owner Name: BRAIN LLC

Parcel ID: 105172

Land Use: COM/ WHSE-STORAGE

Deed Page: 000197

Plat Page: 000051

Site Address: 619 FOSTER ST

Owner Address: PO BOX 3658

DURHAM , NC, 27702

Zoning DD-S1

Parcel Report:



Quick Information with 2010 Orthophoto

PIN Number: 0822-20-90-0281

Parcel ID: 105173

Acreage: 0.20500000

Land Use: COM/ PARKING LOTS-SURFACE

Deed Book: 007195

Deed Page: 000197

Plat Book: 000062

Plat Page: 000051

Subdivision: N/A - NO SUBDIVISION

Site Address: 621 FOSTER ST

Owner Name: BRAIN LLC

Owner Address: PO BOX 3658

DURHAM , NC, 27702



TAX ADMINISTRATION PROPERTY REPORT

Property Owner BRAIN LLC	Owner's Mailing Address PO BOX 3658 DURHAM, NC 27702	Property Location Address 619 FOSTER ST
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Administrative Data Parcel Ref No. 105172 PIN 0822-08-90-0077 Account No. 8583498 Tax District CNTY-DRHM/CITY-DRHM/BID Land Use Code 440 Land Use Desc COM/ WHSE-STORAGE Subdiv Code 0000 Subdiv Desc N/A - NO SUBDIVISION Neighborhood 070BE	Administrative Data Legal Desc PROP-DOWNEY INVESTMENT CO RP INC Deed Bk/Pg 007195 / 000197 Plat Bk/Pg 000062 / 000051 Sales Information Only Sales Data After January 1, 2006 Is Displayed Grantor Sold Date 0-0 Sold Amount \$ 0	Valuation Information Assessed Value 619,514 (Jan 1 2014)\$ This ad valorem appraisal represents assessors' opinion of market value, defined by NCGS 105-283, retrospective to January 1, 2008, which is the effective date of the county's most current General Reappraisal.
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Improvement Detail
(1st Major Improvement on Subject Parcel)

Year Built 1945
 Built Use/Style STORAGE WAREHOUSES
 Current Use STORAGE WAREHOUSES
 * Percent Complete 100
 Heated Area (S/F) 3,400
 ** Bathroom(s) .0 Full Bath(s) 0 Half Bath(s)
 ** Bedroom(s) 0
 Fireplace (Y/N) N
 Basement (Y/N) N
 Attached Garage (Y/N) N
 Multiple Improvements 001

* Note - As of January 1
 ** Note - Bathroom(s), Bedroom(s), shown for description only

Land Supplemental
 Map Acres 0.578
 Tax District Note
 Present-Use Info



Improvement Valuation (1st Major Improvement on Subject Parcel)

Improvement Assessed Value \$

368,609

Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)

Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
250,905	250,905	250,905

** Note: If PUV equal LMV then parcel has not qualified for present use program.



TAX ADMINISTRATION PROPERTY REPORT

Property Owner BRAIN LLC	Owner's Mailing Address PO BOX 3658 DURHAM, NC 27702	Property Location Address 621 FOSTER ST
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Administrative Data		Administrative Data		Valuation Information
Parcel Ref No.	105173	Legal Desc	PROP-DOWNEY INVESTMENT CO RP INC	Assessed Value 101,632 (Jan 1 2014)\$
PIN	0822-20-90-0281			
Account No.	8583498	Deed BkPg	007195 / 000197	This ad valorem appraisal represents
Tax District	CNTY-DRHM/CITY- DRHM/BID	Plat BkPg	000062 / 000051	assessors' opinion of market value, defined
Land Use Code	438	Sales Information		by NCGS 105-283, retrospective to
Land Use Desc	COM/ PARKING LOTS- SURFACE	Only Sales Data After January 1, 2006 Is Displayed		January 1, 2008, which is the effective date
Subdiv Code	0000	Grantor		of the county's most current General
Subdiv Desc	N/A - NO SUBDIVISION	Sold Date	0-0	Reappraisal.
Neighborhood	070BE	Sold Amount \$	0	

Improvement Detail

(1st Major Improvement on Subject Parcel)

Year Built 0
 Built Use/Style
 Current Use
 * Percent Complete 0
 Heated Area (S/F) 0
 ** Bathroom(s) .0 Full Bath(s) 0 Half Bath(s)
 ** Bedroom(s) 0
 Fireplace (Y/N) N
 Basement (Y/N) N
 Attached Garage (Y/N) N
 Multiple Improvements 000

* Note - As of January 1

** Note - Bathroom(s), Bedroom(s), shown for description only

Land Supplemental

Map Acres 0.205
 Tax District Note
 Present-Use Info



Improvement Valuation (1st Major Improvement on Subject Parcel)

Improvement Assessed Value \$

4,363

Land Value Detail (Effective Date January 1, 2008 date of County's most recent General Reappraisal)

Land Market Value (LMV) \$

Land Present-Use Value (PUV) \$ **

Land Total Assessed Value \$

110,533

97,269















97,269

** Note: If PUV equal LMV then parcel has not qualified for present use program

GOMAPS - Durham County NC Public Access



LEGEND

-  Durham County
-  Streams, and Ditches
-  DITCH
-  RIVER
-  STREAM
-  UNKNOWN
-  Highways
-  Parcels
-  Street Centerlines
-  Municipal Boundaries
-  Chapel Hill
-  Durham
-  Morrisville
-  Raleigh



Friday, June 13 2014

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 JUN 02 03:21:47 PM
BK:7502 PG:729-731
DEED
FEE: \$26.00
EXCISE TAX: \$2,400.00
INSTRUMENT # 2014015834
APRILJ



Prepared by: William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579 (without benefit of title exam)
Mail after recording to: The Banks Law Firm, P.A., P.O. Box 14350, Research Triangle Park, NC 27709-4350

Address: 619 - 621 Foster Street
Parcel Nos.: 105172 and 105173
Excise Tax: \$2,400.00

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

THIS DEED is made this 30th day of May, 2014, by and between:

GRANTOR: BRAIN, LLC, a North Carolina limited liability company
PO Box 3658
Durham, NC 27702

and

GRANTEE: SOMERSET PARTNERS OF NORTH CAROLINA, LLC, a North Carolina
limited liability company
623 E. Franklin St.
Chapel Hill, NC 27514

Charles D. Watts

(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.)

THE GRANTOR, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

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

AND THE GRANTOR covenants with 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 whomsoever claiming by, under or through Grantor, except for: ad valorem taxes for 2014 and subsequent years; rights of tenants in possession; matters shown on the plat recorded in Plat Book 62, Page 51, Durham County Registry; matters that would be disclosed by a current and accurate survey of the Property; and easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, Grantor has executed this deed to be effective as of the day and year first above written.

GRANTOR:

Brain, LLC

By: *Michael Lemanski* (seal)
Michael Lemanski, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

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: Michael Lemanski

Date: 5-30-14

Jacqueline B Hanna
Notary Public

Print Name: Jacqueline B Hanna

[Official Seal]

My Commission Expires: Dec. 18, 2017



EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at a stake at the point of intersection of the inside of the sidewalk on the south side of West Geer Street with the inside of the sidewalk on the west side of Foster Street in the City of Durham and running thence along and with the inside of the sidewalk on the west side of Foster Street South 03 degrees 30 minutes West 284.90 feet to a stake designated "Control Corner," the northwest corner of R.J. Reynolds Tobacco Company, and running thence North 88 degrees 12 minutes 12 seconds West 120.50 feet to a stake in the line of the City of Durham; running thence with the eastern property line of the property of the City of Durham, North 3 degrees 35 minutes 21 seconds East 284.93 feet to a stake in the sidewalk on the south side of West Geer Street; running thence along and with the inside of the sidewalk on the west side of Geer Street South 88 degrees 10 minutes 23 seconds East 120.14 feet to a stake, the point and place of **BEGINNING**, containing 34,278.06 square feet, more or less, as shown on plat and survey entitled "Property of Downey Investment Corporation, Inc.," by George C. Love, Jr., R.L.S., dated December 4, 1968, of record in the Office of the Register of Deeds of Durham County in Plat Book 62, Page 51, to which reference is hereby made for a more particular description of same.

SAVING AND EXCEPTING that portion conveyed by Deed Book 358, Page 260, on July 7, 1969, by Downey Investment Corporation, Inc., James F. Davis and wife, *et al.*, to the City of Durham, more particularly described as:

BEGINNING at an iron pin at the intersection of the western property line of Foster Street and the southern property line of Geer Street, said pin being the southwest corner of Geer Street and Foster Street; and running South 3 degrees 20 minutes 18 seconds West along the western property line of Foster Street a distance of 4.25 feet to a nail in concrete on the proposed southern property line of Geer Street; thence North 87 degrees 26 minutes 18 seconds West along said proposed southern property line of Geer Street a distance of 120 feet to an iron pin; thence North 3 degrees 28 minutes 18 seconds East a distance of 2.41 feet to an iron pin on the existing southern property line of Geer Street; thence South 88 degrees 19 minutes 00 seconds East along said existing southern property line of Geer Street a distance of 120.04 feet to an iron pin on the western property line of Foster Street, said pin being in the place and point of **BEGINNING**. For further description see map showing Property Required for Sidewalk, Geer Street, prepared by the Public Works Department, Street Engineering Division, City of Durham, N.C., said map dated May 16, 1969, and recorded in the Office of the Register of Deeds of Durham County in Plat Book 61, page 25.

