

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2021 Oct 06 11:20 AM

Book: 9486 Page: 381

NC Rev Stamp: \$ 2706.00 Fee: \$ 26.00

Instrument Number: 2021050939
DEED

\$2,706.00 Excise Tax Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 167400 and 167398

Verified by County on the day of , 20
by

Mail after recording to

This instrument was prepared by: Charles E. Nichols, Jr., Weatherspoon & Voltz LLP

Brief description for the Index:

600 & 700 Patterson Road, Durham NC (apx. 45.09 acres)

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 5th day of October, 2021, by and between

GRANTOR

GRANTEE

| | |
|---|---|
| <p>CEN Durham Land LLC, a North Carolina limited liability company, Nichols Family Holdings, LLC, a North Carolina limited liability company, Cecil F. Wallace, Jr. and spouse Maude Bishop, Marlene W. Cochran and spouse Jack Cochran, Loretta C. Hughes and spouse Charles Hughes, and Harry B. Clements, Jr. (unmarried)</p> | <p>LUIS RAFAEL ZARAMA, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF RALEIGH, NORTH CAROLINA OR HIS SUCCESSORS IN OFFICE</p> <p>The Roman Catholic Diocese of Raleigh 7200 Stonehenge Drive Raleigh, NC 27613-1620</p> |
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|--|--|
| 3217 Northampton Street Raleigh, NC 27609 | |
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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 of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows (the "Property"):

[See Exhibit A]

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

And the Grantor covenants with the Grantee, that with respect to the Property, 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to covenants, restrictions, easements and other matters of record affecting said property and to 2021 ad valorem taxes and taxes for subsequent years.

Maude Bishop (spouse of Cecil F. Wallace, Jr.) Jack Cochran (spouse of Marlene Cochran) and Charles Hughes (spouse of Loretta C. Hughes) execute this deed for the sole purpose of releasing their marital interests in the Property and do not join in any of the warranties contained herein.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

CEN Durham Land LLC,
a North Carolina limited liability company

By: *Charles E. Nichols, Jr.*
Charles E. Nichols, Jr, Manager

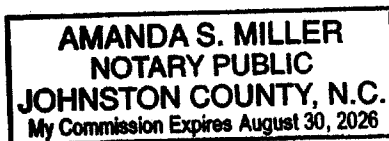
STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles E. Nichols, Jr.

Date: October 1, 2021

Notary Public: *A S Miller*
Printed Name: Amanda S Miller
My Commission Expires 8/30/2026

AFFIX SEAL:



Nichols Family Holdings, LLC,
a North Carolina limited liability company

By: Sara N. Temple
Sara N. Temple, Manager

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sara N. Temple.

Date: 9-13-2021

Notary Public: Aleasha Conroy
Printed Name: Aleasha Conroy
My Commission Expires 8-28-2023

AFFIX SEAL:



Cecil F. Wallace, Jr.
Cecil F. Wallace, Jr.

Maude Bishop
Maude Bishop (solely as spouse of Cecil F. Wallace, Jr.)

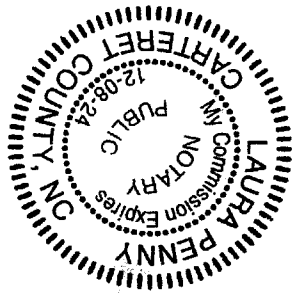
STATE OF NORTH CAROLINA
COUNTY OF Carteret

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cecil F. Wallace, Jr and Maude Bishop.

Date: 9-27-2021

Notary Public: Laura Penny
Printed Name: Laura Penny
My Commission Expires 12-08-2024

AFFIX SEAL:



Marlene Cochran

Marlene Cochran

Jack Cochran

Jack Cochran (solely as spouse of Marlene Cochran)

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Marlene Cochran and Jack Cochran.

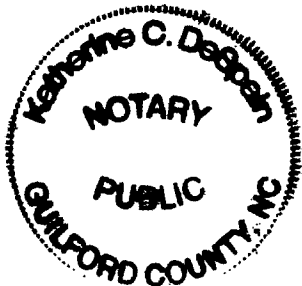
Date: 9/28/2021

Notary Public

Printed Name: Katherine C. DeSpain

My Commission Expires 10/27/2024

AFFIX SEAL:



Loretta C. Hughes
Loretta C. Hughes

Charles Hughes
Charles Hughes (solely as spouse of Loretta C. Hughes)

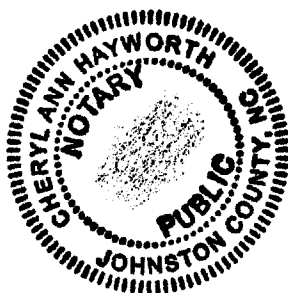
STATE OF NORTH CAROLINA
COUNTY OF Johnston

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Loretta C. Hughes and Charles Hughes.

Date: 9/9/2021

Notary Public: [Signature]
Printed Name: Cheryl Ann Hayworth
My Commission Expires 11/27/2022

AFFIX SEAL:



Harry B Clements, Jr.
Harry B. Clements, Jr. (unmarried)

STATE OF NORTH CAROLINA
COUNTY OF Johnston

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Harry B. Clements, Jr.

Date: 9/9/2021

Notary Public: [Signature]
Printed Name: Cheryl Ann Hayworth
My Commission Expires 6/27/2022

AFFIX SEAL:



Exhibit A
Property Description

TRACT I

BEGINNING at a stake in the center of an unnamed road 2557 feet in northeasterly direction from the center of the Old Raleigh and Roxboro Road at the corner of tract #8 and running thence South 85° East 1635 feet to a stake thence North 5° 10' East 620 feet to a white oak, thence North 85° 30' West 1645 feet to a stake in the center of an unnamed road, thence along and with the center of said unnamed road in a southerly direction 613 feet to a stake, the point of beginning, containing 23 2 acres, more or less, and being tract #9 of the JAMES E NICHOLS ESTATE as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in plat book 18, at page 173 to which reference is hereby made for a more particular description of same, and being all of that property described in that Deed recorded in Book 184, page 595 Durham County Registry

TRACT II

BEGINNING at a stake in the center of an unnamed road 1957 feet in a northeasterly direction from the center of the Old Raleigh and Roxboro Road at the corner of tract #7 and running thence South 85° East 1644 feet to a stake, thence North 5° 10' East 605 feet to a stake, corner of tract #9, thence North 85° West 1635 feet to a stake in the center of an unnamed road, thence along and with the center of said unnamed road in a southerly direction 600 feet to a stake, the point of beginning, containing 23 1 acres, more or less, and being tract #8 of the JAMES E NICHOLS ESTATE as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in plat book 18, at page 173 to which reference is hereby made for a more particular description of same