

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jul 19 11:32 AM NC Rev Stamp: \$ 1730.00
Book: 8469 Page: 197 Fee: \$ 26.00
Instrument Number: 2018024923
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$1,730.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier Nos. 114644 and 114645

Mail after recording to: Grantee

This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 18 day of July, 2018 by and between

GRANTOR

FOREST HISTORY SOCIETY, INC.

a N.C. non-profit corporation, a/k/a 'Forest History Society,' successor by merger with Forest History Society, Inc., a MN corporation

GRANTEE

TRIPLE B #23, LLC

a N.C. limited liability company

Property Address: 701 and 702 William Vickers Avenue, Durham, NC 27701

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, all its right, title and interest in and to certain premises situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A, attached hereto and incorporated by reference herein for the legal description.

submitted electronically by "Lynch & Eatman, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1169, Page 494 and Book 1325, Page 107, Durham County Registry.

A map showing the above described property is recorded in Plat Book 30, Page 108, and Plat Book 112, Page 188, Durham County Registry.

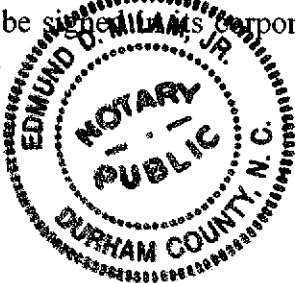
The above described property _____ does does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD said right, title and interest in and to the aforesaid premises, as hereinabove described, and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



FOREST HISTORY SOCIETY, Inc.
a N.C. non-profit corporation

By: Steven Anderson (SEAL)
President Title

STATE OF NC
COUNTY OF Wake

I, the undersigned Notary Public of the County or City and State aforesaid, certify that Steven Anderson personally came before me this day and acknowledged that he is the President of **FOREST HISTORY SOCIETY, INC.** a N.C. non-profit corporation, a/k/a 'Forest History Society,' successor by merger with Forest History Society, Inc., a MN corporation and that by authority duly given and as the act of such entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the 18 day of July, 2018 .

[Signature]
SEAL

Notary Public
Print Notary Name: Edmund D. Milam, Jr.
My Commission Expires: 8/14/19

EXHIBIT "A"

Tract 1 – Durham County Tax Parcel ID No. 114644

BEGINNING at the southeast intersection of Jackson Street and Vickers Avenue and running thence South 86 degrees 52 minutes East 151 feet to a stake; thence South 3 degrees 30 minutes West 142 feet to a stake; thence North 86 degrees 52 minutes West 51 feet to a stake; thence North 3 degrees 30 minutes East 71.5 feet to a stake; thence North 86 degrees 52 minutes West 100 feet to a stake in the eastern boundary line of Vickers Avenue; thence along and with the eastern boundary line of Vickers Avenue, North 3 degrees 30 minutes East 70.5 feet to a stake, the point and place of beginning, the same being the Property of Durham Life Insurance Company as shown on map of S.M. Credle, Civil Engineer, dated October 25, 1955, and recorded in Plat Book 30 at Page 108, Durham County Registry, to which reference is hereby made for a more particular description of same. Also, Being all of Tract B, as shown on plat of survey recorded in Plat Book 112, Page 188, Durham County Registry.

Tract 2 – Durham County Tax Parcel ID No. 114645

BEGINNING at a Department of Transportation ("D.O.T.") concrete right-of-way monument located S 03° 32' 16" W 70.87 feet from the south right-of-way line of Jackson Street in the east right-of-way line of former Vickers Avenue (now I.L. (Buck) Dean Expressway) and running thence along and with three property lines of Forest History Society S 87° 16' 42" E 100.00 feet to an iron stake; thence S 03° 07' 16" W 71.76 feet to an iron stake; thence S 86° 59' 49" E 51.00 feet to an iron stake; thence along and with the west property line of Lonnie S. Garrard (see Deed Book 238, Page 432) S 04° 23' 48" W 73.63 feet to an iron stake in the north right-of-way line of S. Gregson Street; thence along and with the north right-of-way line of S. Gregson St. S 47° 12' 25" W 10.57 feet to a D.O.T. right-of-way monument; thence along and with the northeasterly right-of-way lines of the I.L. (Buck) Dean Expressway N 35° 50' 16" W 104.23 feet to a D.O.T. right-of-way monument; N 43° 04' 49" W 70.49 feet to an iron stake; N 62° 40' W 28.15 feet to an iron stake, and N 03° 32' 16" E 10.79 feet to the point of BEGINNING, containing 0.1790 Ac.+ and being all of tract A of as shown on the survey entitled "Property of Forest History Society Inc.", by George C. Love Jr., R.L.S., dated 11/20/85, revised 1/14/86, Job #20509, and recorded in the office of the Durham County Register of Deeds in Plat Book 112, Page 188, reference to which is hereby made for a more particular description of same.

For reference, see Deed Book 316, Page 491 and Deed Book 312, Page 393, Durham County Registry.