

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Dec 28 04:33 PM NC Rev Stamp: \$ 2200.00  
Book: 8338 Page: 696 Fee: \$ 26.00  
Instrument Number: 2017045766  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 2200.00  
Tax Parcel ID No. 105166 \_\_\_\_\_ Verified by \_\_\_\_\_ County  
on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_ By: \_\_\_\_\_

Mail/Box to Grantee: 703 Foster Street, Durham, NC 27701

This instrument was prepared by Darin P. Meece, Attorney \_\_\_\_\_

Brief description for the Index: PROP-HIGH L SNEED & MANBITES DOG THEATER CO

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

**GRANTOR: MANBITES DOG THEATER COMPANY, A North Carolina Company**  
whose mailing address is P.O. Box 402, Durham, NC 27702

**GRANTEE: BEING GREEN LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**  
whose mailing address is 703 Foster Street, Durham, NC 27701

*[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.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2293, Page 301, and being reflected on plat(s) recorded in Map/Plat Book 137, page/slide 120.

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 is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

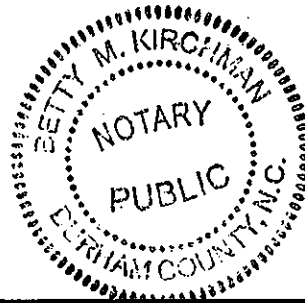
This conveyance is made subject to the following Exceptions and Reservations:

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.

**MANBITES DOG THEATER COMPANY**

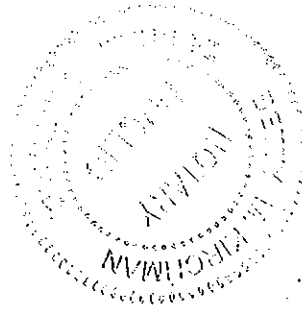
By: Michael D. Hayes  
MICHAEL HAYES, Managing Member



State of NC  
County of DURHAM

(Official/Notarial Seal)

I, the undersigned Notary Public of the County and State aforesaid, certify that MICHAEL HAYES personally came before me this day and acknowledged that he is the Managing Member of MANBITES DOG THEATER COMPANY and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 22 day of December, 2017.



My Commission Expires: 9-17-18 Betty M. Kirckman Notary Public

## Exhibit A

BEGINNING at a control corner located in the western right of way of Foster Street, said control corner being the northeast corner of the property of McDermott Development Group, LLC, as described in Deed Book 6186, at page 105 and shown in Plat Book 137, at page 123, Durham County Register of Deeds, and running thence S86°23'31"W 68.80 feet to a calculated point; thence S15°07'57"E 45.59 feet to a ½" iron pipe set; thence N89°53'10"W 52.76 feet to a 5/8" iron pipe flush; thence N12°50'53"W 102.28 feet to a ½" iron pipe set; thence S89°21'58"E 132.71 feet to a 5/8" iron pipe; thence S00°30'06"W 50.02 feet along and with the western right of way of Foster Street to an existing iron pipe, BEING the point and place of BEGINNING, as shown on that survey entitled "Boundary Survey Property of Manbites Dog Theater Company", dated December 20, 2017, prepared by Newcomb Land Surveyors, PLLC, and also being that property known as 703 Foster Street, Durham, NC, (PIN: 0822-20-90-0366) and described in Deed Book 2293, at page 301, Durham County Register of Deeds. See also Plat Book 137, Page 123, Durham County Register of Deeds.