

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Sep 13 02:07 PM
Book: 9460 Page: 393
NC Rev Stamp: \$ 9000.00 Fee: \$ 26.00
Instrument Number: 2021046530
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 9,000.00 PIN#: 0831-10-27-5295; 0831-06-27-5571

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615 (Without Benefit of Title Exam/Tax Advice)

Brief description for Index: 708 and 711 Gilbert Street

THIS DEED made this 9 day of September, 2021, by and between

GRANTOR

GILBERT MILL DEVELOPMENT, LLC
A North Carolina limited liability company

11817 Garden Warbler Lane
Raleigh, NC 27617

GRANTEE

Latino Community Credit Union
a North Carolina state chartered credit union

PO Box 25360
Durham NC, 27702
Attn: Vicky Garcia

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 in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE

The property described above was acquired by Grantor by instrument recorded in **Book 8111 Page 914, and Book 8205, Page 326.**A map showing the above described property is recorded in Book of Maps __, Page __.

All or a portion of the property conveyed is **not a principal residence of the Grantor.**

Submitted electronically by "Womble Bond Dickinson (US) LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the 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 claiming by, under or through Grantor, except for exceptions stated herein as follows:

1. SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR PERMITTED EXCEPTIONS.
2. Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

GILBERT MILL DEVELOPMENT, LLC, a North Carolina limited liability company

By: _____ (SEAL)
 Name: SCOTT BEDNAZ
 Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SCOTT BEDNAZ**

Date: Sept. 9, 2021

David N. Hilton, Notary Public
 (print name)
 My commission expires: 4/15/25

(official seal)

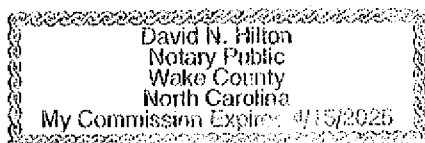


EXHIBIT A

Tract 1:

BEING all of New Lot 2 as same is shown on plat thereof entitled "Final Recombination Lots 1 and 2, Plat Book 110, Page 172, Property of Akron Properties Limited Partnership" recorded in Plat Book 186, Page 337, containing 1.287 acres, Durham County Registry.

Tract 2:

Beginning at a new iron pipe, a control corner, at the point of intersection of the eastern right of way line of Elizabeth Street and in the northern right of way line of Gilbert Street, said new iron pipe being located North $40^{\circ} 12' 19''$ East 33.34 feet from the intersection of the center lines of the rights of way of Elizabeth Street and Gilbert Street, respectively, and runs thence with the northern right of way line of Gilbert Street South $89^{\circ} 45' 58''$ East 171.77 feet to a new iron pipe, a corner of the lands of FCX, Inc., the point of TRUE BEGINNING; thence from the point of TRUE BEGINNING with the line of FCX, Inc. North $03^{\circ} 45' 23''$ East 87.44 feet to a new iron pipe, a corner of E. A. Gooch and wife, now or formerly; then with Gooch's line the following courses and distances; (1) North $03^{\circ} 45' 23''$ East 60.47 feet to an existing iron pipe, a corner of H. L. Noell and wife, now or formerly; and (2) $88^{\circ} 41' 06''$ East 8.37 feet to an existing iron pipe, a corner of H. L. Noell and wife, now or formerly; thence with Noell's Line North $03^{\circ} 35' 58''$ East 23.00 feet to a point in the line of Gold Kist, Inc., now or formerly; thence with Gold Kist, Inc.'s line South $85^{\circ} 04' 07''$ East 134.57 feet to an existing PK nail in the western right of way line of Pearl Street; thence with the western right of way line of Pearl Street South $06^{\circ} 19' 18''$ West 160.32 feet to the point and place of intersection of the western right of way line of Pearl Street; then with the northern right of way line of Gilbert Street, North $89^{\circ} 45' 58''$ West 135.92 feet to the point and place of TRUE BEGINNING.

Less and except that portion containing 0.029 acres shown as Right of Way Dedication on a plat recorded in Plat Book 198, Page 309, Durham County Registry.

And being the same parcel shown as Old Lot #1 on a plat entitled "Right of Way & Easement Dedication Plat For Gilbert Mill St in Plat Book 198, Page 309, Durham County Registry.

EXHIBIT B

1. Taxes or assessments for the year 2021, and subsequent years, not yet due or payable.
2. Title to that portion of the Land, if any, lying within the railroad right of way extending up to one hundred feet (100') on each side of the tracks or two hundred feet (200') in total width, whichever is greater. (Tract 1)
3. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 186, Page 337 and Plat Book 110, Page 172, Durham County Registry. (Tract 1)
4. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 110, Page 98 and Plat Book 198, Page 309, Durham County Registry. (Tract 2)