

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 DEC 18 08:55:35 AM
BK: 7843 PG: 316-320
DEED
FEE: \$26.00
EXCISE TAX: \$800.00
INSTRUMENT # 2015041807
SMMARSH



SPECIAL WARRANTY DEED

Parcel: 0718-01-15-5265

Revenue Stamps: \$800

Return to:

BEAMAN & BENNINGTON PLLC
304 NASH STREET NE
WILSON NC 27893

Return to Stephen L. Beaman
PO Box 1907
Wilson, NC 27894-1907
(SASE)

If checked, the property includes the primary residence of at least one of the parties depicted as party of the first part. (N.C. Gen. Stat. § 105-317.2)

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

THIS SPECIAL WARRANTY DEED, made and entered into this the 16th day of December, 2015, by and between REVEILLE LLC, a North Carolina limited liability company, party of the first part (the address of the party of the first part is: 5839 Capital Boulevard, Raleigh, NC 27616); and PTM, L.P., a Delaware limited partnership, party of the second part (the address of the party of the second part is: 5700 Sixth Avenue, Altoona, PA 16602).

WITNESSETH:

That the party of the first part in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid to the party of the first part by the party of the second part, the receipt and sufficiency of which hereby are acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, said party's successors and assigns, the following described property to wit:

Prepared by Ward and Smith, P.A., 1001 College Court (28562), Post Office Box 867, New Bern, NC 28563-0867, No opinion on title is rendered by Ward and Smith, P.A., without a separate written opinion on title from Ward and Smith, P.A.

All that certain tract or parcel of land lying and being situated in Durham County, North Carolina, and being more particularly described as follows:

Lot 26 as shown on the plat entitled "Sheetz – Durham AutoPark Lots 26 & 27 Park at SouthPoint" recorded in Plat Book 195, Pages 180 and 181 in the office of the Register of Deeds of Durham County, North Carolina, reference to which is hereby made for a more particular description of Lot 26.

Lot 26 does not include the area depicted as "Variable Width R/W Dedication 491 Sq. Ft." on the aforesaid plat.

The above-described property is conveyed subject to the following matters:

1. Taxes for 2016 and thereafter.
2. Matters shown on the plats recorded in Plat Book 195, Pages 180 and 181 in the office of the Register of Deeds of Durham County, North Carolina, including, but not limited to,
 - a. the variable width public signal pole easement;
 - b. the sight distance triangles;
 - c. the private variable width access easement;
 - d. the 30' public sanitary sewer easement;
 - e. the SCM access and maintenance easement; and
 - f. the setbacks and buffers.
3. Terms and provisions of right of way and limited access agreement to the North Carolina Department of Transportation recorded in Book 1162, page 568.
4. Rights of way for utility purposes to Public Service Company of North Carolina, Inc. recorded in Book 369, page 300 and Book 369, page 740.

5. Rights of way to Durham Telephone Company recorded in Book 147, page 162 and Book 147, page 163.
6. Easements to Duke Power Company recorded in Book 147, page 342 and Book 147, page 343.
7. Right of way to State Highway Commission recorded in Book 326, page 307.
8. Any matters shown on the plats recorded in Plat Book 156, Pages 237, Plat Book 156, Pages 239 and 241, Plat Book 158, Pages 249 and 251, and Plat Book 161, Pages 178, 180, and 182.
9. Easement to Duke Energy Corporation recorded in Book 4450, page 218.
10. Matters that would be disclosed by an accurate survey and inspection of the above described property.
11. Restrictions and obligations imposed on the above described property pursuant to applicable zoning ordinances, including, but not limited to those provided in the City of Durham Zoning Case #Z1400011.
12. Easements, restrictions, and other matters set forth in the Agreement executed by the party of the first part and the party of the second part and to be recorded immediately after this deed.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the second part, said party's successors and assigns, forever.

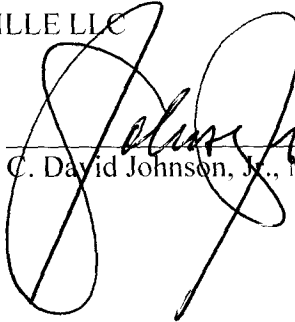
And the party of the first part covenants that said party has done nothing to affect such title to the aforesaid property as was received by said party except as set forth above, and,

subject to the matters set forth above, agrees to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said party, but no further.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be executed in such form as to be binding, this the day and year first above written.

REVEILLE LLC

By:


C. David Johnson, Jr., Manager

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

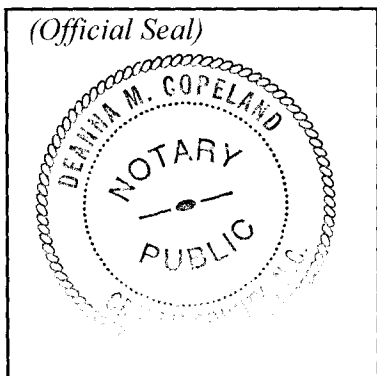
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: C. DAVID JOHNSON, JR.

Date: 12/16/2015

Deanna M. Copeland
Signature of Notary Public

Deanna M. Copeland
Notary's printed or typed name

My commission expires: 3/7/2019



Notary seal or stamp must appear within this box.