

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

2021 Oct 14 11:31 AM

Book: 9494 Page: 501

NC Rev Stamp: \$ 6000.00 Fee: \$ 26.00

Instrument Number: 2021052425
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,000.00

Parcel Identifier No. 111867, 11872-11875 Verified by _____ County on the _____ day of _____, 2021

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without title examination)

Brief description for the Index: 800, 814, 816, & 818 Henderson St., and 809 E. Ramseur St, Durham

THIS DEED made this 13 day of October 2021, by and between

GRANTOR

GRANTEE

Duffle Shuffle, L.L.C.
a North Carolina limited liability company,

809 Ramseur Street
Durham, NC 27701

800 Henderson LLC
a North Carolina limited liability company

107 E. Chapel Hill Street
Durham, NC 27701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 follows:

See Exhibit A attached hereto and incorporated herein.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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.

Submitted electronically by "weatherspoon & voltz LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

And 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, other than the following exceptions:

1. Ad valorem tax for 2022 and subsequent years not yet due and payable.
2. Building restriction lines, easements and any other facts shown on plats recorded in Plat Book 3 Page 95; Plat Book 42 Page 13; and Plat Book 41 Page 119, Durham County Registry.
3. Street Closing Purchase Agreement of record at Book 8193 Page 434, Durham County Registry.
4. Matters shown by the survey dated June 10, 2021, by Jeffery P. Williams, RLS.

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

Duffle Shuffle, L.L.C.,
a North Carolina limited liability company

By: [Signature]
Greg Luce, Manager

STATE OF North Carolina
COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:
Greg Luce

Date: 10/12/2021

[Signature]
Notary Public

Print Name: William T. Hutchins Jr.

[Official Seal]

My commission expires 9/11/2025

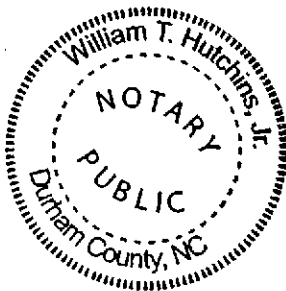


EXHIBIT A

Legal Description

PROPERTY LINE ON THE WEST SIDE OF HENDERSON STREET SOUTH 22 DEGREES 30' EAST 155 FEET TO A STAKE, THE PLACE AND POINT OF BEGINNING. UPON THE TRACT OR PARCEL OF LAND ABOVE DESCRIBED IS LOCATED A BUILDING DESIGNATED "WAREHOUSE" AS SHOWN MORE PARTICULARLY ON SURVEY HEREINAFTER REFERRED TO AND THERE IS ALSO HEREBY TRANSFERRED AND CONVEYED TO THE PARTY OF THE SECOND PART ALL RIGHT, TITLE AND INTEREST OF GRANTORS IN AND TO SO MUCH OF SAID WAREHOUSE ROOF AND/OR LOADING PLATFORM AS EXTENDS BEYOND THE EAST PROPERTY LINE OF THE WAREHOUSE LOT ONTO THE WEST SIDE OF HENDERSON STREET, WITHIN THE CURB LINE AREA, ALSO AS SHOWN ON PLAT AND SURVEY RECORDED IN PLAT BOOK 42 AT PAGE 13.

TRACT NO. 2 (814, 816 AND 818 HENDERSON STREET): BEGINNING AT A STAKE IN THE PROPERTY LINE ON THE WEST SIDE OF HENDERSON STREET, SAID STAKE BEING SOUTH 22 DEGREES 30' EAST 129.1 FEET FROM THE PROPERTY LINE ON THE SOUTH SIDE OF A 20 FOOT DRIVE; AND RUNNING THENCE SOUTH 67 DEGREES 30' WEST 86 FEET TO A STAKE; THENCE SOUTH 21 DEGREES 41' EAST 49.3 FEET TO A STAKE; THENCE NORTH 71 DEGREES 52' EAST 8.8 FEET TO A STAKE; THENCE SOUTH 21 DEGREES 38' EAST 47 FEET TO A STAKE; THENCE NORTH 75 DEGREES 28' EAST 9.5 FEET; THENCE NORTH 71 DEGREES 33' EAST 49.8 FEET TO A STAKE IN THE PROPERTY LINE ON THE WEST SIDE OF SAID HENDERSON STREET; THENCE ALONG AND WITH THE PROPERTY LINE ON THE WEST SIDE OF SAID HENDERSON STREET, NORTH 22 DEGREES 30' WEST 149 FEET TO A STAKE, THE PLACE AND POINT OF BEGINNING. UPON THE TRACT OR PARCEL OF LAND ARE LOCATED DWELLINGS KNOWN AS 816 AND 818 HENDERSON STREET, AND SAID TRACT EMBRACES THE AREAS SHOWN AS LOTS 8, 9 AND THE SOUTHERNMOST 2 FEET OF LOT 10 ON PLAT AND SURVEY ENTITLED "DURHAM HOSIERY MILLS-RAMSEUR STREET PROPERTY" OF RECORD IN PLAT BOOK 3 AT PAGE 95, DURHAM COUNTY REGISTRY; SEE ALSO PLAT BOOK 42 AT PAGE 13.

TRACT NO. 3 (ALLEY): THERE IS ALSO HEREBY CONVEYED AND TRANSFERRED TO THE PARTY OF THE SECOND PART ALL RIGHT, TITLE AND INTEREST OF EVERY KIND AND NATURE BY WHICH THE PARTY OF THE FIRST PART HAS OR MAY HAVE IN OR WITH RESPECT TO THAT CERTAIN AREA SHOWN AS A 10 FOOT ALLEY LYING IMMEDIATELY WEST OF THE FIRST TRACT ABOVE DESCRIBED AND THAT CERTAIN 20 FOOT DRIVEWAY OR ALLEY EXTENDING WESTWARDLY FROM HENDERSON STREET TO RAMSEUR STREET AS SHOWN ON PLAT AND SURVEY ENTITLED "DURHAM HOSIERY MILLS-RAMSEUR STREET PROPERTY" RECORDED IN PLAT BOOK 3 AT PAGE 95, DURHAM COUNTY REGISTRY, AND AS SHOWN ALSO ON PLAT AND SURVEY HEREINAFTER REFERRED TO (PLAT BOOK 42 AT PAGE 13).

TRACTS 1, 2 AND 3 ABOVE COMPRISE THE IDENTICAL PROPERTY CONVEYED TO MILLBURN MILLS, INC. BY DEED OF DURHAM HOSIERY MILLS IN DEED BOOK 268 AT PAGE 486 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 42 AT PAGE 13, DURHAM COUNTY REGISTRY.

TRACT NO. 4 (809 RAMSEUR STREET): BEGINNING AT THE SOUTHEAST INTERSECTION OF RAMSEUR STREET AND AN UNNAMED 20 FOOT ALLEY AND RUNNING THENCE ALONG AND WITH THE SOUTH SIDE OF SAID UNNAMED ALLEY, NORTH 72 DEGREES 26' EAST 194 FEET TO A STAKE ON THE WEST SIDE OF HENDERSON STREET; THENCE ALONG AND WITH THE WEST SIDE OF SAID HENDERSON STREET SOUTH 21 DEGREES 41' EAST 120.4 FEET TO A STAKE; THENCE SOUTH 48 DEGREES 18' WEST 86 FEET TO A STAKE; THENCE NORTH 19 DEGREES 26' WEST 15.5 FEET TO A STAKE; THENCE SOUTH 79 DEGREES 30' WEST 166.6 FEET TO A STAKE ON THE EAST SIDE OF RAMSEUR STREET; THENCE ALONG AND WITH THE EAST SIDE OF SAID RAMSEUR STREET, NORTH 23 DEGREES 38' WEST 115 FEET TO A STAKE, THE POINT OF BEGINNING AS PER PLAT AND SURVEY OF THE RAMSEUR STREET PROPERTY OF DURHAM HOSIERY MILLS NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 3 AT PAGE 95, TO WHICH REFERENCE IS HEREBY MADE, AND BEING SHOWN MORE PARTICULARLY ON PLAT AND SURVEY ENTITLED "PROPERTY OF MILLBURN MILLS, INC.", BY J. WATTS COPLEY, DATED APRIL, 1961, RECORDED IN PLAT BOOK 41 AT PAGE 119, AND BEING THE IDENTICAL PROPERTY CONVEYED TO MILLBURN MILLS, INC., BY DEED FROM DURHAM REALTY & INSURANCE COMPANY DATED JUNE 19, 1961, RECORDED IN DEED BOOK 276 AT PAGE 306, DURHAM COUNTY REGISTRY.

TOGETHER WITH AND INCLUDING all rights of the Grantor in and to that certain Street Closing Agreement of record at Book 8193 Page 434, Durham County Registry.