

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2016 FEB 26 12:32:25  
BK: 7879 PG: 781-782  
DEED  
FEE: \$26.00  
EXCISE TAX: \$800.00  
INSTRUMENT # 2016005682  
SMMARSH



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:\$800.00

Tax Parcel ID No. 105168 \_\_\_\_\_ Verified by \_\_\_\_\_

County \_\_\_\_\_

on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to Grantee: 423 Morris Street, Durham, North Carolina 27701

This instrument was prepared by Darin P. Meece, Attorney, without benefit of title examination \_\_\_\_\_

Brief description for the Index: PROP-B L DUKE NORTH DURHAM/BLK:27/LT#16 \_\_\_\_\_

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

**GRANTOR:** MINERVA CONDOS, LLC, A North Carolina Limited Liability Company  
whose mailing address is 45 Green Mill Lane, Durham, North Carolina 27707

**GRANTEE:** 600 Duke Street LLC, A North Carolina Limited Liability Company  
whose mailing address is 423 Morris Street, Durham, North Carolina 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:

**BEGINNING** at a stake in the inside line of the sidewalk on the south side of Minerva Avenue at the northeast corner of Lot No. 15 in Block 27 as shown by plat hereinafter referred to; and running thence South 4° 40' West 114.1 feet to a stake in the line of Lot No. 17 (Pearl Storage Lot); thence South 75° 49' East 31.5 feet to a stake in the line of right-of-way of Norfolk & Western Railroad; thence with said Railroad right-of-way North 34° 45' East 146.2 feet to a stake in the inside line of the sidewalk on the south side of Minerva Avenue; thence with said Minerva Avenue, North 85° 20' West 104.3 feet to the point and place of BEGINNING. Same being Lot No. 16 in Block 27 of the B.L. Duke North Durham Property as per plat and survey of S.M. Credle, C.E., dated September 1925, which plat is duly recorded in the Office of the Register of Deeds of Durham County in Plat Book 6, at page 21. And being the property conveyed to W.H. McAllister by Duke Land and Improvement Company by deed recorded in said Register's Office in Deed Book 75, at page 252.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6175, Page 444-446, and being reflected on plat(s) recorded in Map/Plat Book 6A, page/slide 21.

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: None

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.

MINERVA CONDOS, LLC

By: [Signature]  
Print/Type Name & Title: Henry A. Greene, Manager

State of NC  
County of DURHAM  
I, the undersigned Notary Public of the County and State aforesaid, certify that Henry A. Greene personally came before me this day and acknowledged that he is the Manager of MINERVA CONDOS, LLC and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 19<sup>th</sup> day of February, 2014  
Ronald E. Meece Notary Public  
My Commission Expires: 2/2/17

(Official/Notarial Seal)  
**RONALD E. MEECE  
NOTARY PUBLIC  
DURHAM COUNTY, NC**

State of \_\_\_\_\_  
County of \_\_\_\_\_  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
\_\_\_\_\_  
[insert name(s) of principal(s)].  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name  
My Commission Expires: \_\_\_\_\_

(Official/Notarial Seal)