

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 30 11:07 AM NC Rev Stamp: \$ 1374.00
Book: 8498 Page: 863 Fee: \$ 26.00
Instrument Number: 2018030688
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,374.00

Recording Time, Book and Page:

Parcel Identifier No.: 110149

Tax Lot No.: 0832-17-10-2136

Mail after recording to: Grantee:

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707

THIS DEED made the 20th day of August, 2018 by and between

GRANTOR

Mike's Transmission Service, Inc., a North Carolina corporation

GRANTEE

Lambert Development Mangum Street LLC, a Delaware limited liability company

Mailing Address: 5 Hanover Square - 14th Floor, New York, NY 10004

Property Address: 836 N. Mangum Street, Durham, North Carolina 27701

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.

Submitted electronically by "Ragsdale Liggett PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

BEING that tract or parcel of land described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6133, Page 973.

The above described property does not include the primary residence of the Grantor.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to any other liens, encumbrances, restrictive covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer(s), this day and year first above written.

Mike's Transmission Service, Inc.

By:  (SEAL)
Martin V. Terry, President

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Deanna A. Dunham, a Notary Public of the County and State aforesaid, certify that **Martin V. Terry** personally came before me this day and acknowledged that he is President of **Mike's Transmission Service, Inc.**, a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 25th day of August, 2018.

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2021

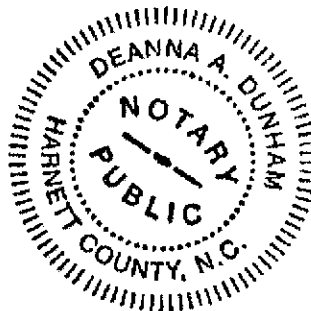


EXHIBIT A**FEE SIMPLE PARCEL:**

Beginning at an existing iron pipe in the eastern right-of-way of Mangum Street, said point being the northwestern corner of the now or formerly Brian R. Stoner Property as described in a Deed recorded in Deed Book 7507, Page 621, Durham County Registry; running thence along the eastern right-of-way of Mangum Street, a correct measured bearing and distance of N. 13° 08' 48" E. 42.0 ft. to a point; running thence where the eastern right-of-way of Mangum Street curves into the southern right-of-way of Geer Street along a curve to the right having a radius of 15.30 ft., an arc length of 24.69 ft. to a point; running thence along the southern right-of-way of Geer Street a correct measured bearing and distance of S.74° 22' 45" E. 117.21 ft. to a point, the northwestern corner of the now or formerly Community Reinvestment Association of NC property as described in a Deed recorded in Deed Book 4757, Page 27, Durham County Registry; running thence along the western line of the now or formerly Community Reinvestment Association of NC property a correct measured bearing of S.12° 34'48" W. 152.00 ft. to an existing iron pipe; running thence along the northern line of the now or formerly Brian R. Stoner property a correct measured bearing and distance of N.76° 58' 12" W.134.56 ft. to the point and place of Beginning, and being a tract of land containing 20,683.09 sq. ft., or 0.4748 acres, as shown on a survey entitled "Boundary & Topographic Survey of 836 N. Mangum Street" dated July 5, 2018, and prepared by Coulter/Jewell/Thames P.A.

EASEMENT PARCEL:

Together with that certain Easement (6) ft. wide and approximately 135 ft. long over Lot 3 as shown on Plat 10, Page 27, Durham County Registry, reserved in Deed Book 109, Page 466, Durham County Registry.