

Bldg. Sale

*How 2 tenants
rehabbing in food truck - cool & frozen
Sales Price \$220,000 (not listed at time)
Confirmed By Peter Skilken to RMS
1-8-15*

*important feeds housing
in market feeds wealth*

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 MAR 19 12:30:28
BK: 7458 PG: 42-43
DEED
FEE: \$26.00
EXCISE TAX: \$440.00
INSTRUMENT #: 2014007231
SCERNEL



2014007231

*They are subdividing that
block which is where
new office is located*

\$165000 Bldg Permit

**NORTH CAROLINA
GENERAL WARRANTY DEED**

*what he's doing
Bldg Size 4000 sf. Shrinker #
Age 1928 (Gulf gas)
1940's - 2 cars said/sh
1970's - wrecker
375 E of 10th street pi 88 + 7*

Excise Tax: **\$440.00** Recording Time, Book and Page:
Tax Map No. Parcel Identifier No:
Mail after recording to: **Grantee Mailing address**
This instrument was prepared by: **Lance A. Wootton**

THIS DEED made this 19th day of March, 2014 by and between

GRANTOR

Michael Moore and wife, Donna I. Moore, Kenneth R. McCormick and wife, Rhonda R. McCormick
Mailing Address: 1921 Garland Street Durham NC 27705

GRANTEE

Bull City Cool, LLC *Peter Skilken*
Property Address: 902 N. Mangum Street, Durham, NC 27701
Mailing Address: PO Box 1929 Durham NC 27702

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 and more particularly described as follows:

BEGINNING AT AN EXISTING IRON PIN IN THE EASTERN RIGHT OF WAY OF MANGUM STREET, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED TO GERALD L. JONES AND WIFE, MARTHA A. JONES FROM ZEOLA M. DODSON AS RECORDED IN BOOK 985 AT PAGE 635 OF THE DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH THE SOUTHERN PROPERTY LINE OF SAID LOT SOUTH 75 DEG. 10' 00" EAST 121.89 FEET TO A POINT; THENCE NORTH 15 DEG. 30' 30" EAST 58.83 FEET TO A POINT IN THE NORTHERN PROPERTY LINE OF SAID LOT; THENCE ALONG AND WITH THE NORTHERN PROPERTY LINE OF SAID LOT SOUTH 75 DEG. 5' 20" EAST 136.58 FEET TO AN IRON PIN BEING THE NORTHWEST CORNER OF LANNIE REGLAND PROPERTY (DEED BOOK 393, PAGE 54); THENCE SOUTH 15 DEG. 31' 00" WEST 160.03 FEET TO AN IRON POINT AND CONTROL CORNER LOCATED IN THE NORTHERN RIGHT OF WAY OF EAST GEER STREET AND BEING THE SOUTHWEST CORNER OF ROBERT L LONG PROPERTY (DEED BOOK 208, PAGE 233); THENCE ALONG AND WITH THE NORTHERN RIGHT OF WAY OF EAST GEER

STREET NORTH 73 DEG. 51' 10" WEST 79.97 FEET TO AN IRON POINT; THENCE CONTINUING ALONG AND WITH THE NORTHERN RIGHT OF WAY OF EAST GEER STREET NORTH 68 DEG. 47' 32" WEST 142.45 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 792 FEET; THENCE CONTINUING NORTH 63 DEG. 49" 30" WEST 15.09 FEET TO AN IRON PIN; THENCE NORTH 23 DEG. 46' 16" WEST ALONG THE ARC OF A CURVE, AT THE NORTHEAST INTERSECTION OF EAST GEER STREET AND MANGUM STREET, HAVING A RADIUS OF 27 FEET, A DISTANCE OF 37.4 FEET TO A PK NAIL IN THE EASTERN RIGHT OF WAY OF MANGUM STREET; THENCE ALONG AND WITH THE EASTERN RIGHT OF WAY OF MANGUM STREET NORTH 15 DEG. 14' 40" EAST 53.84 FEET TO AN IRON PIN BEING THE POINT AND PLACE OF BEGINNING AND BEING ALL OF THAT PROPERTY CONVEYED TO GERALD L. JONES AND WIFE, MARTHA A. JONES IN DEED BOOK 356 AT PAGE 192; DEED BOOK 436, PAGE 645 AND DEED BOOK 930 AT PAGE 1040 AND A PORTION OF THE PROPERTY CONVEYED TO GERALD L. JONES AND WIFE, MARTHA A. JONES IN DEED BOOK 985 AT PAGE 653 OF THE DURHAM COUNTY REGISTRY. BEING that same property in Book 2050, Page 221 and 225, Durham County Registry. Parcel ID: 110028

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2050, Page 221, 225, Durham County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? No

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.

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:

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

(Entity Name)

By:

Title:

By:

Title:



[Signature] (SEAL)
Michael ~~M~~ Moore

[Signature] (SEAL)
Donna ~~J~~ Moore

[Signature] (SEAL)
Kenneth R. McCormick

[Signature] (SEAL)
Rhonda R. McCormick

NORTH CAROLINA D. L. COUNTY

I certify that the following person(s) personally appeared before me J. W. M. this day, each acknowledging to me that he or she signed the foregoing document: Michael M. Moore and wife, Donna J. Moore, Kenneth R. McCormick and wife, Rhonda R. McCormick. Witness my hand and official stamp or seal, this the 19 day of March 2014.

My Commission Expires: 4-21-17

[Signature]
Notary Public
Print Notary Name: Lance A. Wootton

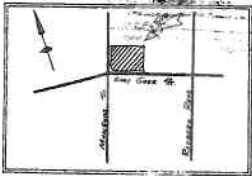
NORTH CAROLINA - DURHAM COUNTY
 I, Robert E. King, Notary Public for Durham County, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified Notary Public for Durham County, North Carolina.



NORTH CAROLINA - DURHAM COUNTY
 I, Ernest J. DeWield, Notary Public for Durham County, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified Notary Public for Durham County, North Carolina.



State of North Carolina - Durham County
 I, Robert E. King, Notary Public for Durham County, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified Notary Public for Durham County, North Carolina.



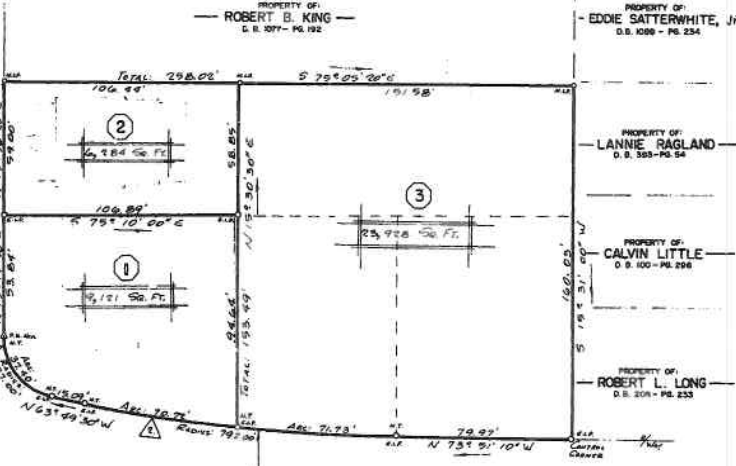
- Location Map
 N1/2 to 514

See Map: #101, Block #2, Pages #2, #3, #4 & #10

Course	Distance	Bearing	Area	Perimeter
1	106.88'	79° 10' 00" E	10,984.56 Sq. Ft.	106.88'
2	106.88'	79° 10' 00" E	10,984.56 Sq. Ft.	106.88'
3	106.88'	79° 10' 00" E	10,984.56 Sq. Ft.	106.88'

MANGUM STREET

EAST GEER STREET



THIS PLAT HAS BEEN CERTIFIED FOR
 RECORDED BY THE CITY OF DURHAM
 PLANNING DEPARTMENT
 BY: David E. Kelly
 DATE: April 4, 1964

PROPERTY OF:
GERALD L. JONES

DURHAM TOWNSHIP - DURHAM, N.C.
 SCALE: 1" = 30'

0' 15' 30' 60' 90' 120' 150'

JOHN C. STICKS REGISTERED LAND SURVEYOR NO. L-14537
 3016 QUINCECOR ROAD DURHAM, N.C.
 TELE: 363-6936