

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Aug 27 03:12 PM
Book: 9443 Page: 733
 NC Rev Stamp: \$ 5500.00 Fee: \$ 26.00
 Instrument Number: 2021043797
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$5,500
Parcel ID:	156790
Mail/Box to:	Grantee
Prepared by:	Gwynn & Edwards, PA WITHOUT TITLE EXAMINATION OR LEGAL ADVICE GIVEN
Brief description for the Index:	12.05 Acres Prop of R. Stanley

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 25th day of August 2021, by and between:

GRANTOR	GRANTEE
905 Ellis Rd, LLC a North Carolina limited liability company 1201 Edwards Mill Road, Ste. 300 Raleigh, NC 27607	J3 Durham NC LLC a North Carolina limited liability company 4030 Wake Forest Road, Suite 349 Raleigh, NC 27609

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED BY REFERENCE
 AS IF FULLY SET FORTH HEREIN

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 7413, Page 982, Durham County Registry.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 96, Page 200, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall 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 taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

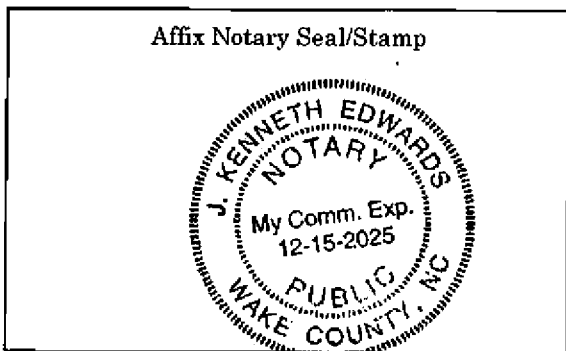
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

905 ELLIS RD, LLC
a North Carolina limited liability company

By: [Signature]
Name: James L. Anthony, Jr.
Title: Manager

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I J. Kenneth Edwards, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 25th day of August 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): James L. Anthony, Jr., as Manager of 905 Ellis Rd, LLC, a North Carolina limited liability company.



[Signature]
Notary Public (Official Signature)
My commission expires: _____

EXHIBIT A

Lying and being in Durham County, Triangle Township, and beginning at a stake in the eastern property line of Ellis Road, the southwest corner of the property of C.W. Barbee, Sr., and wife Lillie Barbee as shown on the Plat referred to herein, and running thence South 86° 02' 41" East 914.88 feet to a stake; thence South 12° 44' 17" East 437.76 feet to a concrete monument; thence South 22° 03' 08" West 78.7 feet to a stake; thence North 85° 58' West 1173.22 feet to a stake in the eastern property line of Ellis Road; thence North 21° 38' 24" East 516.94 feet to a stake, the point and place of Beginning and being 12.05 acres, more or less, as shown on the Plat and Survey thereof titled "Property of Raymond J. Stanley" by George C. Love, Jr. R.L.S. dated February 5, 1980 and recorded in Plat Book 96 Page 200 of the Durham County Registry.

SAVE AND EXCEPT that parcel conveyed to the Department of Transportation for the Durham East End Connector project as described in that deed recorded in Book 7325, Page 814, Durham County Registry.

SUBJECT TO that 6,201 square foot temporary construction easement and that 6,200 square foot permanent water easement and that 25,110 square foot landscape easement, all for the proposed Southern Reinforcing Main, Phase 2, as described in that deed recorded in Book 7092, Page 186 and as shown on that map recorded in Plat Book 190, Pages 175-176, Durham County Registry.