

07/18/2022 09:53:38AM

BT: OPR B: 9742 P: 457 Pages: 4

DEED - DEED

Fee: \$4,026.00 Excise Tax: \$4000.00

INSTRUMENT #2022029292

James Tabron

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,000.00

Parcel Identifier No. 0821-69-96-6580 & 0821-69-96-1531 Verified by Durham County on the ___ day of ____, 2022
By: _____

Mail/Return to: Grantee

This instrument was prepared by: Wyrick Robbins Yates & Ponton LLP (TAE), 4101 Lake Boone Trail, Ste 300
Raleigh, NC 27607 (no title examination requested or performed)

Brief description for the Index: Two Tracts (0.298 +/- acres), SW corner of Lamond Ave. and Albemarle St., Map
Book 25, Page 30, Durham, Durham County, NC

THIS DEED made this 15th day of July, 2022, by and between

GRANTOR	GRANTEE
SONE DURHAM, LLC, a North Carolina limited liability company 5204 Tahoe Drive Durham, NC 27713	AP 913 – 915 Lamond Ave., LP, a Delaware limited partnership 802 Gervais Street Suite 200 Columbia, SC 29201

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 those certain lots or parcels of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "**Property**"):

See **Exhibit "A"** attached hereto and incorporated herein by reference for a description of the Property.

Said Property having been previously conveyed to Grantor by instrument recorded in Book 6326, Page 683.

All or a portion of the Property conveyed herein _____ does / X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

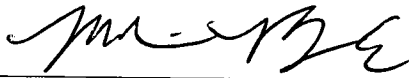
submitted electronically by "Chicago Title Company, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

See Exhibit "B" attached hereto and incorporated herein by reference for a list of permitted exceptions.

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

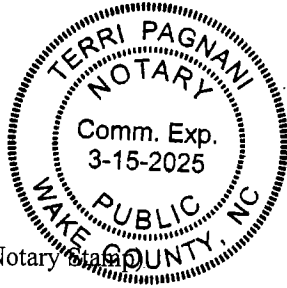
SONE DURHAM, LLC, a North Carolina limited liability company

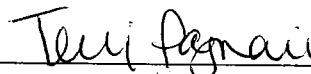
By: 
Melvin N. Black, Sole Member

State of North Carolina - County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Melvin N. Black as Sole Member of SONE Durham, LLC, a North Carolina limited liability company.

Witness my hand and Notarial stamp or seal this 13th day of July, 2022.




Terri Pagnani, Notary Public
(print name)

My commission expires: 03-15-2025

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

TO NORTH CAROLINA SPECIAL WARRANTY DEED

(Legal Description of Property)

All those certain lots or parcels of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

Tract I:

BEGINNING at a stake at the southeast intersection of the property lines of the east side of Jones Street and the south side of Lamond Avenue, and running thence along and with the south side of Lamond Avenue South 87 degrees 00' East 55 feet to a stake; thence South 2 degrees 57' West 118 feet to a stake in the north line of the C.N. Hibberd Property; thence North 87 degrees 00' West 55 feet to a stake on the east side of Jones Street; thence along and with the east side of Jones Street North 2 degrees 57' East 118 feet to a stake, the point of BEGINNING, and being the western 55 feet of the PROPERTY OF J.O. COBBS & COMPANY, as per plat of Hunter Jones, C.E., dated September, 1951, and recorded in Plat Book 25, Page 30, Durham County Registry.

Tract 2:

BEGINNING at a stake on the south side of Lamond Avenue South 87 degrees 00' East 55 feet from the east side of Albemarle Street (formerly Jones Street), and running thence along and with the south side of Lamond Avenue South 87 degrees 00' East 55 feet to a stake; thence South 2 degrees 59' West 118 feet to a stake; thence North 87 degrees 00' West 54.95 feet to a stake; thence North 2 degrees 57' East 118 feet to a stake on the south side of Lamond Avenue, the point of BEGINNING and being the eastern portion of the PROPERTY OF J.O. COBB & COMPANY as shown on plat of Hunter Jones, C.E. dated September, 1951, and recorded in Plat Book 25, Page 30, Durham County Registry.

Tract 1 being the same property described in the deed to Frances Dyer recorded in Book 1480 at Page 419, Durham County Registry, and Tract 2 being the same property described in the deed to Frances Dyer recorded in Book 1839 at Page 560, Durham County Registry.

The above Tract 1 and Tract 2 are also the same property shown on the survey prepared for SONE Durham, LLC by Credle Engineering Company, Inc., William Credle, Professional Land Surveyor, dated August 18, 2009, and are described together on said survey as follows:

BEGINNING at an existing iron on the south side of Lamond Avenue at the intersection of the easterly margin of the right of way of Albemarle Street (formerly Jones Street; right of way 50 feet) and the southerly margin of the right of way of Lamond Avenue (right of way 60 feet), and running thence along and with the southerly margin of the right of way of Lamond Avenue South 87-00-00 East 110.00 feet to an existing iron; thence with a portion of the westerly boundary of the property of Eloise C. Morris, Trustee (now or formerly) as described in the deed recorded in Book 3876 at Page 423 and the map recorded in Map Book 95 at Page 64, Durham County Registry, South 02-57-00 West 118.00 feet to an existing iron; thence with the northerly boundary of the property of Ralph E. McCoy (now or formerly) as described in the deed recorded in Book 2632 at Page 23, Durham County Registry, North 87-00-00 West 109.95 feet to an existing iron in the easterly margin of the right of way of Albemarle Street (formerly Jones Street); thence with easterly margin of the right of way of Albemarle Street (formerly Jones Street) North 02-57-00 East 118.00 feet to the point and place of Beginning.

EXHIBIT "B"

TO NORTH CAROLINA SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. Taxes and assessments for the year 2022, and subsequent years, a lien not yet due or payable; and
2. Plat recorded in Plat Book 25, Page 30, Durham County, North Carolina Registry.