

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Feb 22 01:35 PM
Book: 9621 Page: 311
NC Rev Stamp: \$ 11600.00 Fee: \$ 26.00
Instrument Number: 2022007577
DEED

This instrument prepared by: Kennon Craver, PLLC (without benefit of title examination)
Mail after recording to: Grantee

Excise Tax: \$11,600.00

PID: 125329
PIN: 0812-31-89-3748

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

THIS DEED is made this 22nd day of February, 2022, by and between:

GRANTOR: 943 Morreene Rd LLC,
a North Carolina limited liability company
721 Mt Carmel Church Road
Chapel Hill, NC 27517

and

GRANTEE: 943 Morreene Road Apartments, LLC,
a North Carolina limited liability company
23332 Dover Road
Middleburg, VA 20117

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

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

KC#457787

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

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 attached Exhibit B, Permitted Exceptions.

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

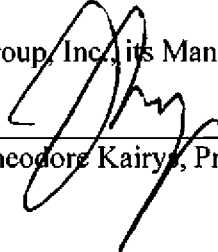
[Signature and Acknowledgment Page Follows]

[Signature Page to Deed]

GRANTOR:

943 Morreene Rd LLC,
a North Carolina limited liability company (SEAL)

Kairys Group, Inc., its Manager

By: 
Theodore Kairys, President

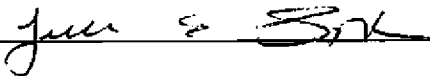
STATE OF NORTH CAROLINA

COUNTY OF Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Theodore Kairys personally appeared before me this day and acknowledged that he is the President of Kairys Group, Inc., Manager of 943 Morreene Rd LLC, a North Carolina limited liability company and that by authority duly given and as the act of the 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 17 day of February, 2022

(SEAL)



Jenna E Spain, Notary Public
Printed Name of Notary's Public

My Commission Expires: 02/27/2025

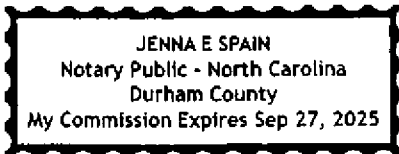


Exhibit A

BEGINNING at a stake on the east side of Morreene Dairy Road, 1611 feet north from the northeast intersection with said Morreene Dairy Road and Erwin Road, and running thence South 85 deg. East 876 feet to a stake on the west bank of branch; thence in a northerly direction with the meanders of said branch 110 feet to a stake; thence North 85 deg. West 876 feet to a stake on the east side of Morreene Dairy Road; thence South along and with the east side of said road 110 feet to a stake, the point and place of BEGINNING, and being a part of the Turner Browning lands as per plat and survey thereof now on file in Office of the Register of Deeds for Durham County in Plat Book 3B, at Page 146, to which reference is made for a more particular description of said property.

ALSO BEING the same property as shown and described in that certain survey prepared by Ballentine Associates, P.A., Job Number 219011.00 dated March 19, 2019, and being more particularly described as follows:

BEGINNING at an existing iron pipe along the eastern Right-of-Way of Morreene Road (a variable width public R/W) and also being the northwest corner of HM Roll Properties and having a coordinate of N:822,052.59', E:2,013,425.78' NC GRID (NAD 83); thence South 86 degrees 36 minutes 02 seconds East a distance of 805.98 feet to an existing rebar; thence South 86 degrees 36 minutes 02 seconds East a distance of 12.70 feet to a calculated point located at the centerline of Sandy Creek; thence with the centerline of Sandy Creek, South 18 degrees 47 minutes 40 seconds East a distance of 10.41 feet to a calculated point; thence South 09 degrees 47 minutes 16 seconds East a distance of 46.25 feet to a calculated point; thence South 12 degrees 08 minutes 52 seconds East a distance of 30.52 feet to a calculated point; thence South 06 degrees 55 minutes 19 seconds East a distance of 26.35 feet to a calculated point; thence North 86 degrees 36 minutes 02 seconds West a distance of 844.98 feet (passing through multiple irons) to an iron pipe set along the eastern R/W of Morreene Road; thence with the eastern R/W of Morreene Road, North 02 degrees 50 minutes 02 seconds East a distance of 110.00 feet to the point of BEGINNING, containing an area of 91,624 square feet, or 2.10 acres, more or less.

Being commonly known as 943 Morreene Road, Durham, NC 27705.

PID: 125329.

PIN: 0812-31-89-3748.

Exhibit B

Permitted Exceptions

1. Ad valorem taxes for the year 2022 and subsequent years.
2. Rights of tenants, as tenants only, subject to written but unrecorded leases.
3. Matters shown on Plats recorded in Plat Book 3-B at Page(s) 146 and Plat Book 15, Page 35, both in the Durham County Registry.
4. Easement to Duke Power Company recorded in Book 2055, Page(s) 868, Durham County Registry.
5. Matters shown on survey prepared by Ballentine Associates, P.A., Job Number 219011.00, Eric M. Manturuk, PLS, dated March 19, 2019, last revised April 10, 2019.
6. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the property and riparian and/or littoral rights incident to the property.
7. Title to any portion of the property lying within the right of way of Morreene Road.
8. Rights of the public and others entitled thereto in and to the use of that portion of property within the bounds of the sidewalk.
9. Zoning ordinances applicable to the property.