

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2020 May 21 04:06:01 PM
BK:8951 PG:401-405
DEED
FEE: \$26.00
INSTRUMENT # 2020018661
EXCISE TAX: \$6,259.00
TREDFEARN



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6259--

Parcel Identifier Nos. 105316, 105318, 105662 and 105663

Verified by _____ County on the ____ day of _____, 2020

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without title examination)

Brief description for the Index: 4 tracts – Macon Street

THIS DEED made this 20th day of May 2020, by and between

GRANTOR

GRANTEE

Brame Specialty Company, Inc.
a North Carolina corporation

ADDRESS:

2021 South Briggs Avenue
Durham, NC 27703

JACo 949 Washington Investors LLC
a Delaware limited liability company

ADDRESS:

c/o Akridge
601 13th Street, N.W., Suite 300
Washington D.C. 20005

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 situated in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

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

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.

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 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:

1. Ad valorem tax for 2020 and subsequent years not yet due and payable.
2. Matters shown by the plats of record at Plat Book 1 Page 25, Plat Book 197 Pages 10-11 and Plat Book 203 Page ~~91-92~~, Durham County Registry.
3. Easement or rights of way in favor of Southern Power Company of record at Book 44 Page 189 as modified at Book 186 Page 312, Durham County Registry.
4. There is no access to Tract 3 of the subject property.
5. The following matters shown on the survey by Thomas E. Teabo, PLS #L-3920 dated May 4, 2020, as last revised 5-20-20; designated as File No NSR172035:
 - a. Various utility lines with overhead utility wires, utility poles, catch basins, inlets, meters, 12" RCP, 18" CLAY, and transmission wire tower located on the subject property;
 - b. Fences do not coincide with property lines; and
 - c. Floodzone AE.

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

BRAME SPECIALTY COMPANY, INC.

Mercer F. Stanfield (SEAL)
Mercer F. Stanfield, President

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: Mercer F. Stanfield

Date: 5/15/2020

Margery D Deckard
Notary Public

Print Name: MARGERY D DECKARD

My commission expires: Nov 22, 2021

[Official Seal]

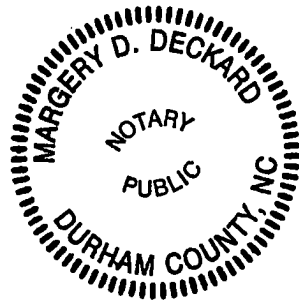


EXHIBIT "A"
Legal Description

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

Tract 1:

BEGINNING at a stake at the intersection of the west side of Washington Street and the north side of Urban Avenue, and running thence along the north side of Urban Avenue north 86 deg. 02 min. west 463.2 feet to a stake, George W. Kane's corner; thence along and with George W. Kane's line north 02 deg. 33 min. east 104.6 feet to a stake in the south side of Macon Street; thence along and with the south side of Macon Street south 87 deg. 30 min. east about 520 feet to a stake in the west side of Washington Street; thence along and with the west side of Washington Street south 28 deg. 31 min. west 129.6 feet to the point of BEGINNING, and being the property of the Citizens National Bank, as shown on map thereof dated September 1936 by Hunter Jones, C.E. and recorded in the office of the Register of Deeds for Durham County in Plat Book 203 at Page 91-92 .

Tract 2:

BEGINNING at the point of intersection of the East side of Washington Street with the South side of Macon Street, the southeast point of intersection of said streets, in the City of Durham, North Carolina, and running thence from said beginning point along and with the property line on the East side of Washington Street, south 28 degs. 39 min. West 133 feet to a stake in the northern property line of the right of way of the Norfolk & Western Railway Company; and running thence along and with the northern line of the right of way of said Norfolk & Western Railway Company in an eastern direction 175.1 feet to a stake; thence north 40 min. east 99.2 feet to a stake in the property line on south side of Macon Street; thence along and with the property line on south side of Macon Street, north 88 deg. West 112.4 feet to the place or point of beginning, and being shown and designated as the property of L. Stadiem and B. Enoch, as surveyed by Hunter Jones, C.E., in July 1928, map of which is recorded in the office of the Register of Deeds for Durham County, North Carolina, in Plat Book 203 , Page 91-92, to which map reference is hereby specifically made as a part of this description.

Tract 3:

BEGINNING at an iron stake in the south side of Macon Street, such stake being located North 85 degrees 40 minutes West 620 feet from the intersection of the south side of Macon Street with the west side of Washington Street, the northwest corner of the property previously conveyed to George W. Kane and running thence along and with the west line of the said George W. Kane South 04 degrees 20 minutes West 91 feet to an iron stake in the north side of Urban Avenue; thence along and with the north side of said Urban Avenue North 83 degrees 57 minutes West 384 feet to an iron stake, the center of Ellerbe Creek; thence along and with the center of said Ellerbe Creek as it meanders in a northeasterly direction 86 feet to an iron stake in the south side of Macon Street; thence along and with the south side of Macon Street South 85 degrees 40 minutes East 350 feet to

the point of BEGINNING and being a portion of the property described in deed to The Citizens National Bank of Durham from Atlantic Investment Company, dated May 31, 1935, of record in Book of Deeds 114 at page 193, Durham County Registry, to which reference is hereby made.

Tract 4:

Being all of Lots 1, 2, 3, 4, and 5, Block 7 on the North Durham Strayhorn Property, as per plat thereof recorded in Plat Book 1, Page 25, Durham County Registry, to which plat reference is hereby made for a more particular description of same.