

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2020 Sep 03 02:51:27 PM
BK:9057 PG:655-660
DEED
FEE: \$26.00
INSTRUMENT # 2020036898
EXCISE TAX: \$5,600.00
TREDFEARN



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5600--

Parcel Identifier No. 0729-01-9-5733 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

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

Brief description for the Index: 59.98 acres -- 4111 Fayetteville Road

THIS DEED made this 3rd day of ~~August~~ ^{September}, 2020, by and between

GRANTOR	GRANTEE
VICKERS LAND COMPANY, LLC	LUIS RAFAEL ZARAMA, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF RALEIGH, OR HIS SUCCESSORS IN OFFICE
a North Carolina limited liability company	
3916 NC Highway 751 Apex, NC 27523	7200 Stonehenge Drive Raleigh, NC 27613

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 parcel of land located in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

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.

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, other than the following exceptions:

1. Taxes or assessments for the year 2020, and subsequent years, not yet due or payable.
2. Those exceptions listed on Exhibit B attached hereto and incorporated herein.

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

VICKERS LAND COMPANY, LLC

By: Richard Vickers *manager*
Richard Vickers, Manager

STATE OF North Carolina

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: Richard Vickers

Date: 8/27/2020

Patricia M Deering
Notary Public

Print Name: Patricia M. Deering

My commission expires: 2-17-2022

[Official Seal]

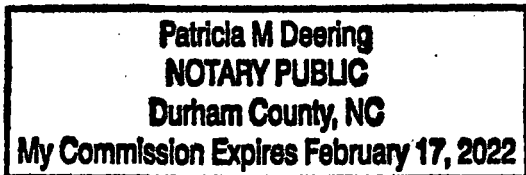


EXHIBIT A

Parcel 1

All that certain parcel of land, situated in the Triangle Township, Durham County, North Carolina, being on the lands of Vickers Land Company as described in Deed Book 3559 at Page 433, Durham County Records, shown on ALTA/NSPS Land Title Survey drawn by Bateman Civil Survey Company dated 9/10/2018 and being more particularly described as follows:

Beginning at an iron pipe found on the Southern Right of Way of Riddle Road, the North West property corner of James and Henrietta Jones (Deed Book 5588, Page 709) and North East property corner of Vickers Land Company (Deed Book 3559, Page 433), Durham County records, having State Plane Coordinates N:801221.48, E:2030064.01; thence S01°55'59"W, 1,267.01' to an existing concrete monument; thence S01°57'40"W, 364.29' to an existing concrete monument; thence S01°57'57"W, 1,223.87' to an existing iron pipe; thence S02°03'00"W, 319.33' to an existing iron pipe; thence S41°39'55"E, 154.96' to an existing iron pipe; thence S48°07'41"W, 227.27' to a point on the Northern right of way of Cornwallis Road; thence along said Northern right of way of Cornwallis Road a curve to the left having a radius of 1,349.34', a length of 333.28' and a chord of N32°26'20"W, 332.43' to a point; thence along said Northern right of way of Cornwallis Road N24°30'20"W, 20.02' to a point; thence N02°27'23"W, 87.26' to a point; thence N19°11'35"W, 61.28' to a point; thence N38°56'35"W, 117.83' to a point; thence N55°28'41"W, 17.97' to a point that intersects right of way of Cornwallis Road; thence along said Northern right of way of Cornwallis Road N25°04'00"W, 261.60' to a point; thence along said Northern right of way of Cornwallis Road N26°01'12"W, 390.71' to a point; thence along said Northern right of way of Cornwallis Road a curve to the right having a radius of 3,893.54', a length of 518.41' and a chord of N30°24'47"W, 518.03' to a point; thence along said Northern right of way of Cornwallis Road N34°06'14"W, 208.71' to a point; thence along said Northern right of way of Cornwallis Road N34°20'04"W, 22.41' to a point; thence along said Northern right of way of Cornwallis Road N55°39'51"E, 9.48' to a point; thence along said Northern right of way to Cornwallis Road N34°20'09"W, 48.00' to a point; thence along said Northern right of way of Cornwallis Road N34°20'09"W, 101.45' to a point; thence along said Northern right of way of Cornwallis Road N34°19'56"W, 79.71' to a point; thence along said Northern right of way of Cornwallis Road a curve to the right having a radius of 100.00', a length of 107.22' and a chord of N24°39'37"E, 102.16' to a point; thence along said Northern right of way of Cornwallis Road a curve to the right having a radius of 100.00', a length of 18.08' and a chord of N11°14'18"W, 18.06' to a point; thence along said Northern right of way of Cornwallis Road a curve to the right having a radius of 100.00', a length of 66.09' and a chord of N35°21'09"W, 64.89' to a point; thence along said Northern right of way of Cornwallis Road a curve to the left having a radius of 60.00', a length of 15.17' and a chord of N47°00'17"W, 15.13' to a point that intersects said Northern right of way of Cornwallis Road and Eastern right of way of American Tobacco Trail; thence along said Eastern right of way of American Tobacco Trail N18°48'16"E, 390.93' to a point; thence along said Eastern right of way of American Tobacco Trail N18°48'16"E, 127.52' to a point; thence along said Eastern right of way of American Tobacco Trail N18°41'59"E, 86.73' to a point; thence along said Eastern right of way of American Tobacco Trail a curve to the left having a radius of 3,460.94', a length of 67.36' and a chord of N19°16'27"E, 67.36' to a point; thence along said Eastern right of way of American Tobacco Trail N47°06'51"E, 41.19' to a point; thence along said Eastern right of way of American Tobacco Trail N20°10'29"E, 40.42' to a point; thence along said Eastern right of way of American Tobacco Trail N20°10'12"E, 44.87' to a point; thence along said Eastern right of way of American Tobacco Trail N20°10'12"E 44.16' to a point that intersects said Eastern right of way of American Tobacco Trail and Southern right of way of Riddle Road; thence along said Southern right of way of Riddle Road a curve to the left having a radius of 1,496.69', a length of 479.43' and a chord of N51°43'14"E, 477.38' to a point; thence along said Southern right of way of Riddle Road a curve to the left having a radius of 1,619.21', a length of 139.33' and a chord of N64°28'10"E, 139.29' to a point; thence along said Southern right of way of Riddle Road a curve to the left having a radius of 2,071.67', a length of 209.37' and a chord of N71°11'07"E, 209.29' to a point; thence along said Southern right of way of Riddle Road N72°54'44"E, 153.28' to a point; thence along said Southern right of way of Riddle Road N72°14'14"E, 149.38' to an existing iron pipe. Said existing iron pipe being the point of beginning. Said Parcel 1 having 2,612,846 sf / 59.98 ac more or less.

Parcel 2

All that certain parcel of land, situated in the Triangle Township, Durham County, North Carolina, being on the lands of Vickers Land Company as described in Deed Book 3559 at Page 433, Durham County Records, shown on ALTA/NSPS Land Title Survey drawn by Bateman Civil Survey Company dated 9/10/2018 and being more particularly described as follows:

Beginning at a computed point on the Southern right of way of Cornwallis Road intersecting the Eastern right of way of Fayetteville Road, Durham County Records; thence along said Southern Right of Way of Cornwallis Road a curve to the left having a radius of 263.68', a length of 44.20' and a chord of S63°43'54"E, 44.15' to a computed point that intersects the Southern Right of Way of Cornwallis Road and Western Right of Way of American Tobacco Trail; thence along said right of way S18°48'53"W, 681.63' to a point; thence S88°03'21"W, 65.07' to a point on the Eastern right of way of Fayetteville Road; thence N17°56'49"E, 3.42' to a point; thence, N87°50'12"E, 18.65' to a point; thence N17°42'03"E, 96.53' to a point; thence S89°07'13"E, 17.35' to a point; thence N00° 52' 47"E, 20.00' to a point; thence N89°07'13"W, 11.30' to a point; thence N17°43'54"E, 188.98' to a point; thence S72°12'27"E, 14.99' to a point; thence N17°47'33"E, 20.00' to a point; thence, N72°12'27"W, 14.97' to a point; thence N17°57'51"E, 173.08' to a point; thence S72°16'44"E, 15.04' to a point; thence N17°43'16"E, 20.00' to a point; thence N72°16'44"W, 14.96' to a point; thence N17°57'51"E, 150.54' to a point; thence S82°02'46"E, 16.53' to a point; thence along said Eastern right of way of Fayetteville Road N07°57'11"E, 27.78' to a computed point on the Southern right of way of Cornwallis Road intersecting the Eastern right of way of Fayetteville Road; said computed point being the point of beginning; Said Parcel 2 having 33,295 sf 0.76 ac more or less.

Parcel 3

All that certain parcel of land, situated in the Triangle Township, Durham County, North Carolina, being on the lands of Vickers Land Company as described in Deed Book 3559 at Page 433, Durham County Records, shown on ALTA/NSPS Land Title Survey drawn by Bateman Civil Survey Company dated 9/10/2018 and being more particularly described as follows:

Commencing at a point on the Northern Right of Way of Cornwallis Road, being the South West property corner of Dupon Apartments of Durham (Deed Book 8468, Page 524) and South East Property Corner of Vickers Land Company (Deed Book 3559, Page 433), Durham County Records; thence along said Northern right of way of Cornwallis Road a curve to the left having a radius of 1,349.34', a length of 333.28' and a chord of N32°26'20"W, 332.43' to a point; thence along said Northern right of way of Cornwallis Road N24°30'20"W, 20.02' to the point of beginning; thence N02°27'23"W, 87.26' to a point; thence N19°11'35"W, 61.28' to a point; thence N38°56'35"W, 117.83' to a point; thence N55°28'41"W, 17.97' to a point that intersects right of way of Cornwallis Road; thence along right of way of Cornwallis Road S24°32'47"E, 271.41' to a point; said point being the point of beginning. Said Parcel 3 having 6,300 sf / 0.14 ac more or less.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Memorandum of Action titled "City of Durham, Plaintiff, v. Vickers Land Company, LLC and County of Durham, Defendants" dated March 25, 2019, and recorded March 26, 2019 in Book 8619 Page 205, Durham County Registry (as shown on the Survey).
2. Memorandum of Action titled "City of Durham, Plaintiff, v. Juanita B. Vickers (widow), Vickers Land Company, LLC and County of Durham, Defendants" dated April 23, 2019, and recorded April 23, 2019 in Book 8639 Page 862, Durham County Registry (as shown on the Survey).
3. Matters shown on that plat entitled "Right of Way Acquisition for Fayetteville Street = Fayetteville Street Intersection with Buxton Street and Riddle Road" prepared by M.A. Engineering Consultants, Inc., dated April 15, 2011, last revised May 15, 2018, and recorded April 15, 2019 in Plat Book 200 Pages 319-322, Durham County Registry (as shown on the Survey).
4. Matters shown on that plat entitled "Right of Way Acquisition for Fayetteville Road from Barbee Road to East Cornwallis Road" prepared by M.A. Engineering Consultants, Inc., dated June 12, 2017, last revised February 18, 2019, and recorded April 15, 2019 in Plat Book 200 Pages 323-332, Durham County Registry (as shown on the Survey).
5. Matters as disclosed by that certain survey entitled "ALTA / NSPS Land Title Survey Vickers Land Company, LLC" prepared by Bateman Civil Survey Company, bearing its seal and certification of Steven P. Carson, PLS, dated August 19, 2020 (the "Survey") as follows:
 - a. 50' potential Durham buffer;
 - b. 100 year flood zone;
 - c. Utility poles;
 - d. possible encroachments of 8.0' (shed) and 7.7' (pavement) on the northern boundary line;
 - e. title to that portion of the land within the right-of-way of Cornwallis Road; and
 - f. rights of others thereto entitled in and to the continued uninterrupted flow of creek located on the land.
6. Right of way agreement by and between Alma W. Vickers (widow) to State Highway Commission dated July 14, 1969, and recorded August 26, 1969, in Book 357 Page 402, Durham County Registry (as shown on the Survey).
7. Right of Way Agreement by and between Mack L. Vickers, Jr. and wife, Juanita B. Vickers, Bettie Vickers (single), and Alma H. Vickers (widow), to State Highway Commission dated July 14, 1969, and recorded August 26, 1969, in Book 357 Page 403, Durham County Registry, for Cornwallis Road (as shown on the Survey).
8. Final Judgment and Order of Disbursement in Civil Action titled "State Highway Commission, Plaintiff, v. Mack L. Vickers, Jr., individually and as attorney-in-fact, and wife, Juanita B. Vickers; Bettie Ann Vickers; and Alma H. Vickers, Defendants" dated June 4, 1973, and recorded June 4, 1973, in Book 402 Page 730, Durham County Registry, granting construction and drainage easements and right-of-way.
9. Deed of easement from Mack L. Vickers, Jr. and wife, Juanita B. Vickers; Mack L. Vickers, Jr. as Executor of the Estate of Alma H. Vickers, deceased, to City of Durham, a municipal corporation, dated July 13, 1983, and recorded August 11, 1983, in Book 1125 Page 692, Durham County Registry, as shown on Plat Book 103 Page 123, Durham County Registry (as shown on the Survey).
10. Memorandum of Action titled "City of Durham, Plaintiff, v. Mack L. Vickers, Jr., and wife Juanita D. Vickers, Defendants" dated September 7, 1984, and recorded September 7, 1984, in Book 1174 Page 929, Durham County Registry, and its related Final Judgement dated April 17, 1985, and recorded April 17, 1985,

in Book 1208 Page 866, Durham County Registry, taking a 25 foot wide perpetual easement as shown on Plat Book 106 Page 43, Durham County Registry (as shown on the Survey).

11. Easement Deed by and between Mack L. Vickers, Jr. and wife, Juanita B. Vickers, and Willie C. Lovett and wife, Evelyn Lovett, dated November 9, 1984 and recorded November 9, 1984, in Book 1183 Page 818, Durham County Registry (as shown on the Survey).
12. Matters shown on that plan entitled "Property of WH Addison" by R.M. Pickard, RLS, dated February 1959, and recorded February 16, 1959 in Plat Book 38 Page 78, Durham County Registry (as further shown on the Survey).
13. Matters shown on that plat entitled "Right of way Required for Kirby St. and Chowan Ave. Outfall" by Engineering Department, Water and Sewer Engineering Division, Durham, N.C., dated October 14, 1982, and recorded August 11, 1983, in Plat Book 103 Page 123, Durham County Registry (as further shown on the Survey).
14. Matters shown on that plat entitled "Right of way Required for Brandon Road Outfall" by Engineering Department, Water and Sewer Engineering Division, Durham, N.C., dated May 25, 1983, and recorded September 7, 1984, in Plat Book 106 Page 43, Durham County Registry (as further shown on the Survey).
15. Matters shown on that plat entitled "Easement Dedication Plat" by The John R. McAdams Company, Inc., dated January 5, 2006, and recorded June 27, 2006, in Plat Book 173 page 13, Durham County Registry (as further shown on the Survey).
16. Matter shown on Plat Book 77 Page 72, Durham County Registry.
17. Matters shown on that plat entitled "Right of way Dedication and Recombination Plat for Lowe's Home Centers, Inc." by Freeland & Associates, Inc. dated October 28, 2005, last revised July 15, 2008, in Plat Book 182 Page 204-210, Durham County Registry.
18. Matters shown on plat recorded in Plat Book 97 Page 183, Durham County Registry (as further shown on the Survey).
19. Easements reserved in Final Consent Judgments of record at Book 8985 Pages 564 and 611, Durham County Registry.
20. Final Consent Judgment of record at Book 8995 Page 876, Durham County Registry.