

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
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 DEED

Excise Tax \$ 5,200.00

Recording Time, Book and Page

Submitted electronically by Gray Newell Thomas, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Mail after recording to: **Grantee**

This instrument was prepared by: **Richard M. Hutson, II, Esq., Hutson Law Office, P.A., PO Drawer 2252-A, Durham NC 27702**

**NORTH CAROLINA WARRANTY DEED**

THIS DEED made **August 29, 2018**, by and between

**GRANTOR**

**Family Investment and Real Estate Company,  
 a North Carolina corporation  
 2901 North Duke Street  
 Durham NC 27705**

**GRANTEE**

**West 4th, LLC,  
 a North Carolina limited liability company  
 3622 Shannon Road, Suite 104  
 Durham NC 27707-3771**

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 interest in all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

**Being all that real property described on "Exhibit A" attached hereto and incorporated herein by reference.**

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. 2018 ad valorem taxes
2. Rights of parties in possession as tenants under unrecorded leases.
3. Matters revealed on recorded plats referenced on "Exhibht A".
4. Routine utility easements.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

FAMILY INVESTMENT AND REAL ESTATE COMPANY

By: *Robert N. Rosenstein*  
Robert N. Rosenstein, President

NORTH CAROLINA  
DURHAM COUNTY

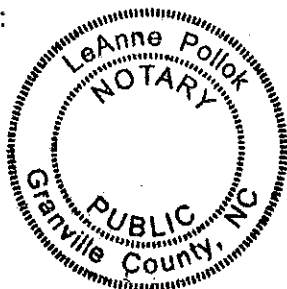
I, the undersigned, a Notary Public of Granville and State aforesaid, certify that Robert N. Rosenstein, President of Family Investment and Real Estate Company, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 29th day of August, 2018.

*LeAnne Pollok*  
Notary Public

My commission expires:

5/30/21



## EXHIBIT "A"

**Property 1 (1701) and Property 2 (1705): 1701 and 1705 Sprunt Avenue, Durham, NC 27705**

BEGINNING at a stake at the intersection of the property line on the south side of "G" Street with the property line on the west side of 6th Street, and running thence with the property line on the West side of said Sixth Street South 4 degrees 30 minutes West 100 feet to a stake, the Northeast corner of Lot #6 as shown on plat hereinafter referred to; thence along and with the North line of said Lot #6, North 85 degrees 30' West 140 feet to a stake in the Eastside of a fifteen foot alley; thence along and with the East line of said fifteen foot alley North 4 degrees 30' East 100 feet to a stake in the property line on the south side of said "G" Street; thence along and with the property line on the south side of said "G" Street; South 85 degrees 30' East 140 feet to a stake, the point and place of BEGINNING, and being Lots 2 and 4, Block 55, as shown by plat of property belonging to Suburban Land and Power Company, said plat being of record in the Office of the Register of Deeds of Durham County in Plat Book 5, at Page 41. Reference is also made to a plat of said property made by S.M. Credle, C.E., in October 22, 1938, said plat also being of record in the Office of the Register of Deeds of Durham County in Plat Book 11, at Page 160.

**PARCEL ID: 100803 (1701) and 100804 (1705)**

**Property 3: 1801 Palmer Street, Durham, NC 27707**

BEGINNING at a stake in the southwest intersection of Palmer Street and Ripley Street (formerly called East Side Avenue) and running thence along and with the west side of Ripley Street South 12 degrees 10' West 150.5 feet to a stake; thence North 79 degrees 40' West 42.5 feet to a stake; thence North 10 degrees 30' East 150.5 feet to a stake on the south side of Palmer Street; thence along and with the south side of Palmer Street South 79 degrees 40' East 46.7 feet to a stake on the west side of Ripley Street, the point and place of BEGINNING, and being Lot 3 of the J.W. BARBEE PROPERTY as per plat and survey thereof recorded in Plat Book 4, at page 180, Durham County Registry, to which reference is hereby made for a more particular description of same.

**PARCEL ID: 107964**

**Property 4: 1901 James Street, Durham, NC 27707**

BEING all of Lot 1, Block K, as per plat and survey thereof by R.. Pickard, dated October, 1934, on file in the Office of the Register of Deeds of Durham County in Plat Book 9, at Page 83, to which plat reference is hereby made for a more particular description of same, see Deed Book 1029, at Page 88.

**PARCEL ID: 107665**

**Property 5: 1903 James Street, Durham, NC 27707**

BEING all of Lots 2 and 3, Block K, as per plat and survey thereof by R.M. Pickard, dated October, 1934, on file in the Office of the Register of Deeds of Durham County in Plat Book 9, at Page 83, to which plat reference is hereby made for a more particular description of same, see Deed Book 1029, at Page 88.

**PARCEL ID: 107666**

**Property 6: 1905 James Street, Durham, NC 27707**

BEING all of Lot 4, Block K, as per plat and survey thereof by R.M. Pickard dated october, 1934, on file in the Office of the Register of Deeds of Durham County in Plat Book 9, at Page 83, to which plat reference is hereby made for a more particular description of same, see Deed Book 129, at Page 88.

**PARCEL ID: 107667**

**Property 7: 202 Archdale Drive, Durham, NC 27707**

BEGINNING at a stake on the North side of Archdale Road at the southwest corner of Lot #19, Block "B", plat hereinafter referred to; thence running North 14 degrees 00' West 216 feet to a stake; thence running South 77 degrees 45' West 50 feet to a stake; thence running South 14 degrees 00' East 218 feet to a stake in the North side of Archdale Road; thence running along and with the North side of Archdale Road, South 76 degrees 00' East 50 feet to a stake, the point and place of BEGINNING, the same being Lot #18, Block "B", as per plat and survey recorded in Plat Book 15, at Page 94, Office of the Durham County Registry, to which reference is hereby made for a more particular description of same. See Deed Book 396, at Page 614 and Deed Book 1048, at Page 417.

**PARCEL ID: 124050**

**Property 8: 2116 Summit Street, Durham, NC 27707**

BEGINNING at a stake on the west side of Summit Street (formerly known as the Cole Road), the southeast corner of Lot #18 and running thence South 83° 56' West 188.5 feet to a stake, southwest corner of Lot #18; thence South 1° 55' West 50.5 feet to a stake, northwest corner of Lot #16; thence North 83° 56' East 195.6 feet to a stake on the west side of Summit Street, northeast corner of Lot #16, and thence North 6° 4' West 50 feet along the western side of Summit Street to the place of BEGINNING, and being all of Lot #17, fo the Edgar W. Cole Property according to the plat by S.M. Credle, C.E., dated July 29, 1983, which is filed in Plat Book 11, at Page 125 in the Durham County Register of Deeds Office and to whch reference is hereby made for a further description.

**PARCEL ID: 107564**

**Property 9: 216 Normandy Street, Durham, NC 27707**

BEING Lot 17 of the Spaulding-Merrick-McDougald Pine Street Road Property, as per plat and survey now on file in the Office of the Register of Deeds of Durham County in Plat Book 16, at Page 183, to which reference is hereby made for a more particular description. See Deed Book 172, at Page 70, Durham County Registry.

**PARCEL ID: 115828**

**Property 10: 2709 S. Roxboro Street, Durham, NC 27707**

BEGINNING at an existing iron pipe on the southeast side of South Roxboro Street (formerly known as Pine Road), the northeast corner of Lot #6; running thence along and with the South side of Roxboro Street North 41 degrees 14' 29" East 50.05 feet to an existing iron pipe; running thence South 61 degrees 34' 34" West 229.14 feet to the point and place of BEGINNING and being all of Lot #5, Block D, of "Lincoln Heights Revised" according to plat and survey thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 14, at Page 98 to which reference is hereby made for a more particular description of same. See Deed Book 1102, at Page 63.

**PARCEL ID: 122312**

**Property 11, 12, 13, 14: 403/405/407/409 W. Club Blvd., Durham, NC 27704**

BEGINNING at a stake on the south side of West Club Boulevard 100 feet in a westerly direction from the west side of Glendale Avenue, and running thence South 27° 24' East 139.4 feet to a stake; thence North 89° 36' West 59.35 feet to a stake; thence South 62° 36' West 55.4 feet to a stake; thence South 0° 24' West 34.13 feet to a stake; thence South 62° 36' West 91.48 feet to a stake; thence North 27° 24' West 141.7 feet to a stake on the south side of West Club Boulevard; thence along and with the south side of said West Club Boulevard North 62° 36' East 215.3 feet to a stake, the point of BEGINNING. Reference is hereby made to Deed Book 182 at page 374, and 187 at page 338. See Plot Books 15 at page 29; 18 at page 48; and 21 at page 42.

**PARCEL ID: 106597 (403) / 106598 (405) / 106599 (407) / 106600 (409)**

**Property 15: 409 N. Elizabeth Street, Durham, NC 27704**

BEGINNING at a stake on the west side of Elizabeth Street South 6° 15 minutes West 60 feet from the southwest intersection of Elizabeth and Primitive Streets, and running thence South 6° 15' West 60 feet along the west side of Elizabeth Street to a stake; thence along South 87° 53' West 150 feet to a stake; thence North 6° 15' East 60 feet to a stake; thence North 87° 53' East 150 feet to the place of BEGINNING, the same being Lot No. 67, according to the map of the Martha May Land by E.C. Belvin, Surveyor, dated December 21, 1903, which is filed in the office of the Register of Deeds in Durham County in Plot Book 5, page 87, to which reference is hereby made for a particular description description of same. **PARCEL ID: 110683**

**Property 16: 615 W. Club Blvd., Durham, NC 27701**

BEING all of Lot 1 as shown on the plat and survey entitled "PROPERTY OF CLARENCE C. JONES, JR." dated February 19, 1965, and prepared by J. Watts Copley, said plat being recorded in Plat Book 50, at Page 2, Durham County Registry, to which plat reference is hereby made for a more particular description of same. See also Deed Book 239, at Page 612; Deed Book 260, at Page 639; Deed Book 260, at Page 487; Deed Book 1071, at Page 57; and, Plat Book 6, at Page 59, Durham County Registry.

**PARCEL ID: 106621**

**Property (Lot) 17: 1717 Washington Street, Durham, NC 27701**

BEING ALL OF LOT 2 AS SHOWN ON THE PLAT AND SURVEY ENTITLED "PROPERTY OF CLARENCE C. JONES, JR.", DATED FEBRUARY 19, 1965, AND PREPARED BY J. WATTS COPLEY, SAID PLAT BEING RECORDED IN PLAT BOOK 50, PAGE 2, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

**PARCEL ID: 106622**