

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 May 26 08:42 AM
Book: 9342 Page: 114
NC Rev Stamp: \$ 13625.00 Fee: \$ 26.00
Instrument Number: 2021026558
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 13625.00

Brief Description for Index: 3330 Watkins Road, Durham, NC 27707

Parcel No. 140171

304.838ACT
4 of 4

Instrument prepared by Thomas R. Holt, Attorney at Law (without benefit of title examination)

Return to Grantee

THIS DEED is made this 25 day of May, 2021, by and between:

GRANTOR: Louis P. Gonzalez, Trustee for the Louis P. Gonzalez Revocable Trust (a 25% undivided interest);
Anna M. Gonzalez, Trustee for the Anna M. Gonzalez Revocable Trust (a 25% interest);
Cheryl M. Howlett (a 28% undivided interest) and spouse, Christopher R. Howlett;
Kathryn H. Abrams, fka Kathryn L. Howlett, a Free Trader, (an 11% undivided interest); and
Christen M. Howlett, unmarried, (an 11% undivided interest)

and

GRANTEE: Piedmont Patterson Place Owner, LLC, a Delaware limited liability company

2975 Westchester Avenue, Suite 205

Purchase, NY 10577

(The designation of Grantor and Grantee 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.)

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property 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: ad valorem taxes for 2021 and subsequent years, and those matters set forth on Exhibit B hereto.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

SIGNATURE PAGES TO FOLLOW

Louis P. Gonzalez Revocable Trust

By: [Signature] (Seal)
Louis P. Gonzalez, Trustee

Anna M. Gonzalez Revocable Trust

By: [Signature] (Seal)
Anna M. Gonzalez, Trustee

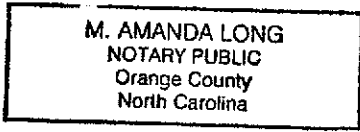
STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Louis P. Gonzalez, Trustee.**

Date: May 24th, 2021

[Signature]
Notary Public
Print Name: M. Amanda Long

[Official Seal]



My commission expires: 1/31/2023

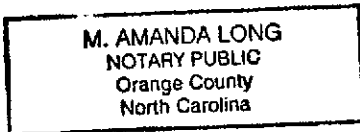
STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Anna M. Gonzalez, Trustee.**

Date: May 24th, 2021

[Signature]
Notary Public
Print Name: M. Amanda Long

[Official Seal]



My commission expires: 1/31/2023

Cheryl M Howlett (Seal)
Cheryl M. Howlett

Christopher R. Howlett (Seal)
Christopher R. Howlett

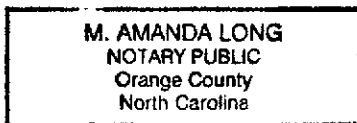
STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Cheryl M. Howlett.**

Date: May 20th, 2021

M. Amanda Long
Notary Public
Print Name: M. Amanda Long

[Official Seal]



My commission expires: 1/31/2023

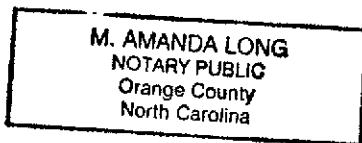
STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Christopher R. Howlett.**

Date: May 20th, 2021

M. Amanda Long
Notary Public
Print Name: M. Amanda Long

[Official Seal]



My commission expires: 1/31/2023

Kathryn H. Abrams (Seal)
Kathryn H. Abrams, fka Kathryn L. Howlett

STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Kathryn H. Abrams fka Kathryn L. Howlett.**

Date: May 2021, 2021

M. Amanda Long
Notary Public
Print Name: M. Amanda Long

[Official Seal]

My commission expires: 1/31/2023

M. AMANDA LONG
NOTARY PUBLIC
Orange County
North Carolina

Christen M. Howlett (Seal)
Christen M. Howlett

STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Christen M. Howlett.**

Date: May 10th, 2021

M. Amanda Long
Notary Public
Print Name: M. Amanda Long

[Official Seal]

My commission expires: 11/31/2023

M. AMANDA LONG
NOTARY PUBLIC
Orange County
North Carolina

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL OF PARCEL 2, CONTAINING 4.3159 ACRES, MORE OR LESS, AS SHOWN ON PLAT AND SURVEY THEREOF, ENTITLED "SURVEY FOR LRC VII, LLC," AS PREPARED BY JOHN A. EDWARDS & COMPANY, DATED 7/18/18 AND RECORDED IN PLAT BOOK 199 AT PAGE 288 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.

FOR INFORMATIONAL PURPOSES ONLY: THIS PROPERTY BEARS THE STREET ADDRESS 3330 WATKINS ROAD, DURHAM, NORTH CAROLINA.

EXHIBIT B

[MATTERS SHOWN ON TITLE COMMITMENT]

1. Taxes for the year 2021 and subsequent years not yet due and payable.
2. Right, title and interest of the North Carolina Department of Transportation (or other public governmental entity) in and to the right of way(s) of NCSR 1110 (Watkins Road) together with rights, easements and limitations appurtenant thereto, including the right of way(s) described in instrument(s) recorded in Book 287, Page 79, Durham County Registry.
3. Right, title and interest of the North Carolina Department of Transportation (or other public governmental entity) in and to the legally enforceable right of way(s) of McFarland Drive together with rights, easements and limitations appurtenant thereto.
4. Easement(s) to Duke Power Company recorded in Book 312, Page 493 and Book 1700, Page 483, Durham County Registry.
5. Access, Staging, Utility, Signage and Temporary Construction Easement Agreement, recorded in Book 8503, Page 255, Durham County Registry.
6. Notice of Brownfields Property recorded in Book 8845, Page 125 and shown on Plat Book 202, Pages 243 and 244, Durham County Registry.
7. The following matters shown on or disclosed by plat recorded in Plat Book 163, Page 133 and Plat Book 199, Pages 287 and 288, Durham County Registry: a) power pole and overhead utility lines; b) fence encroachments onto adjoining properties and right of way of Watkins Road; c) gravel parking area encroachment onto adjoining Lot 1; d) driveway for access to Watkins Road crosses adjoining Lot 1; e) pond; f) gap between Land and right of way of Witherspoon Boulevard; g) deed overlap; h) variable width reservation for future Durham-Orange light rail transit route; i) special development conditions, as shown on Survey. This policy does not insure title to that portion of the Land within the bounds of the gap and overlap.
8. The following matters that are shown on survey dated April 10, 2020 by Ronald T. Fredrick, PLS of The John R. McAdams Company, Inc. ("Survey"), together with any public or private rights or easements associated therewith: a) underground CATV, electric, gas and telephone lines; b) electric transformer; c) light poles; d) storm drain pipe, yard inlet, rip rap; e) encroachment of fences, concrete pad and construction debris onto future light rail right of way; f) encroachment of pond onto Lot 11, Plat Book 159, Page 237, Durham County Registry.