

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 21 10:40:20 AM
BK:8092 PG:745-753
DEED
FEE:\$26.00
EXCISE TAX: \$1,763.00
INSTRUMENT # 2016044771
SMMARSH



2016044771

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1,763.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Mail after recording to: **GRANTEE**

This instrument was prepared by: **H. EUGENE TATUM III**

THIS DEED made this 12th day of December, 2016 by and between

GRANTOR

LEE RAY BERMAN, LLC

Mailing Address:

GRANTEE

DURHAM COMMUNITY LAND TRUSTEES

Property Address: **SEE ATTACHED, DURHAM, NC**

Mailing Address: **1105 W. CHAPEL HILL STREET DURHAM NC 27701**

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 and more particularly described as follows:

SEE ATTACHED EXHIBIT A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____, County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

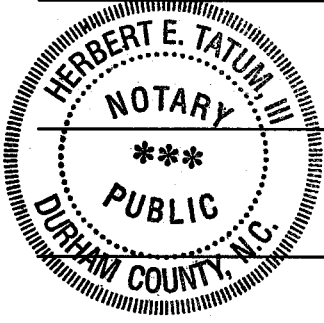
LEE RAY BERMAN, LLC _____ (SEAL)

By: [Signature] _____ (SEAL)

Title: Member/Manager

By: _____ (SEAL)

Title: _____



NORTH CAROLINA Durham COUNTY

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: Leah Bergman Member Manager. Witness my hand and official stamp or seal, this the 21 day of December, 2016

My Commission Expires: 9-24-2017

[Signature]
Notary Public

Print Notary Name: Herbert E. Tatum III

NORTH CAROLINA _____ COUNTY

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: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____

EXHIBIT A

(12 TRACTS)

TRACT ONE - 2018 ASHE STREET

PARCEL: 112485

BEGINNING AT A STAKE IN THE NEW RIGHT-OF-WAY ON THE SOUTH SIDE OF ASHE STREET 140.39 FEET IN A WESTERLY DIRECTION FROM THE WEST SIDE OF DRIVER AVENUE AND RUNNING THENCE ALONG AND WITH THE SOUTH SIDE OF SAID NEW RIGHT-OF-WAY LINE NORTH 72 DEGREES 42' 00" WEST 84.5 FEET TO A STAKE; THENCE SOUTH 18 DEGREES 10' 00" WEST 159.55 FEET TO A STAKE; THENCE SOUTH 76 DEGREES 15' 30" EAST 40.56 FEET TO A STAKE; THENCE NORTH 20 DEGREES 35' 30" EAST 9.52 FEET TO A STAKE; THENCE SOUTH 77 DEGREES 15' 50" EAST 52.77 FEET TO A STAKE; THENCE NORTH 14 DEGREES 37' 00" EAST 143.47 FEET TO A STAKE, THE PLACE OF BEGINNING AND BEING THE PROPERTY OF GEORGE FLETCHER AS PER PLAT OF SURVEY BY JOHN C. ATKINS, R.L.S. DATED JULY 14, 1980.

A MAP SHOWING THE ABOVE-DESCRIBED PROPERTY IS RECORDED IN PLAT BOOK 97, PAGE 163, DURHAM COUNTY REGISTRY.

TRACT TWO - 1401 DREW STREET

PARCEL: 113378

LYING AT THE NORTHWESTERN INTERSECTION OF NORTH MIAMI BOULEVARD AND DREW STREET, CONTAINING 8,501 SQUARE FEET, MORE OR LESS, AND BEING ALL OF THAT PROPERTY SHOWN ON A MAP ENTITLED "BOUNDARY SURVEY FOR E. J. FLETCHER, JR." NOW ON FILE IN PLAT BOOK 102, PAGE 47 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

A MAP SHOWING THE ABOVE DESCRIBED PROPERTY IS RECORDED IN PLAT BOOK 102, PAGE 47, DURHAM COUNTY REGISTRY.

TRACT THREE - 2402 HART STREET

PARCEL: 114286

BEGINNING AT A STAKE ON THE SOUTH SIDE OF HART STREET LOCATED SOUTH 07 DEGREES 25' 00" WEST 254.2 FEET PLUS SOUTH 74 DEGREES 00' 00" WEST 49.5 FEET FROM THE IRON STAKE MARKING THE NORTHEAST POINT OF INTERSECTION OF CODY STREET AND PROCTOR STREET, AS SHOWN ON PLAT HEREINAFTER REFERRED TO; THENCE RUNNING ALONG AND WITH THE SOUTH SIDE OF HART STREET SOUTH 85 DEGREES 40' 00" EAST 60 FEET TO A STAKE; THENCE SOUTH 03 DEGREES 25' 00" EAST 110 FEET TO A STAKE; THENCE NORTH 86 DEGREES 17' 00" WEST 80.9 FEET TO A STAKE; THENCE NORTH 07 DEGREES 25' 00" EAST 110 FEET TO A STAKE ON THE SOUTH SIDE OF HART STREET THE POINT OF BEGINNING. BEING ALL THAT LOT SHOWN ON PROPERTY C. V. BROWN, DATED DECEMBER 1955 BY W. F. COOKE (R.S.) ON PLAT RECORDED IN PLAT BOOK 32, PAGE 205, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

A MAP SHOWING THE PROPERTY IS RECORDED IN PLAT BOOK 32, PAGE 205, DURHAM COUNTY REGISTRY.

TRACT FOUR - 2406 HART STREET

PARCEL: 114294

BEING ALL OF LOT 3, PROPERTY OF HUNTINGON DEVELOPMENT, PLAT BOOK 72 AT PAGE 69, DURHAM COUNTY.

SAID PROPERTY IS COMMONLY KNOWN AS: 2406 HART STREET, DURHAM, NORTH CAROLINA 27703.

TRACT EIGHTEEN - 803 N. GUTHRIE AVENUE

PARCEL: 112873

COMMENCE AT A STAKE ON THE WEST SIDE OF NORTH GUTHRIE AVENUE (FORMERLY KNOWN AS FLORA STREET, THIRD AVENUE AND FOURTH AVENUE) SOUTH 18 DEGREES 0' WEST 233 FEET FROM THE SOUTH SIDE OF HOLLOWAY STREET, THE NORTHEAST CORNER OF LOT #6 AS SHOWN ON PLAT AND SURVEY OF THE MAY L. SALLY PROPERTY, PREPARED BY E.C. BELVIN, DATED JUNE 18, 1923 AND NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 8, PAGE 112, THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 11' WEST 53.3 FEET TO A STAKE; THENCE SOUTH 11 DEGREES 33' WEST 6 FEET TO A STAKE IN THE NORTH PROEPRTY LINE OF LOT #6 AS SHOWN ON THE PLAT REFERRED TO ABOVE; THENCE NORTH 87 DEGREES 06' WEST 142.6 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT #5 AS SHOWN ON THE PLAT REFERRED TO ABOVE; THENCE SOUTH 4 DEGREES 21' WEST 50 FEET TO A STAKE, THE SOUTHWEST CORNER OF LOT #1 AS SHOWN ON THE PLAT REFERRED TO ABOVE; THENCE SOUTH 87 DEGREES 06' EAST 130 FEET TO A STAKE; THENCE SOUTH 72 DEGREES 0' EAST 53 FEET TO A STAKE ON THE WEST SIDE OF NORTH GUTHRIE AVENUE; THENCE ALONG AND WITH THE WEST SIDE OF NORTH GUTHRIE AVENUE NORTH 18 DEGREES 0' EAST 58 FEET TO A STAKE, THE POINT OF BEGINNING, AND BEING ALL OF LOT #6 AND A PORTION OF LOTS # 5, 7 AND 8 AS SHOWN ON THE PLAT REFERRED TO ABOVE, AND ALSO A TRIANGULAR STRIP OF LOTS #5 AND 6 IN BLOCK 6 OF THE HILLCREST PROPERTY AS SHOWN ON PLAT THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 5, PAGE 126, TO WHICH PLATS REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. ALSO SEE DEEDS RECORDED IN BOOK 141, PAGES 342 AND 343 AND BOOK 187, PAGE 551, DURHAM COUNTY REGISTRY.

TRACT SIX - 104 BENJAMINE STREET

PARCEL: 114273

BEGINNING AT THE CURB LINE ON THE WEST SIDE OF BENJAMIN STREET, 71 FEET IN A SOUTHERLY DIRECTION FROM THE SOUTH SIDE OF EAST MAIN STREET AT THE SOUTHEAST CORNER OF LOT 47, AND RUNNING THENCE ALONG AND WITH THE SOUTH LINE OF SAID LOT 47 SOUTH 70 DEGREES 51' 00" WEST 142 FEET TO A STAKE; THENCE SOUTH 19 DEGREES 44' 00" EAST 66.7 FEET TO A STAKE IN THE NORTH LINE OF LOT 45; THENCE ALONG AND WITH THE NORTH LINE OF SAID LOT 45 NORTH 70 DEGREES 51' 00" EAST 114 FEET TO A STAKE AT THE CURB LINE ON THE WEST SIDE OF BENJAMIN STREET; THENCE ALONG AND WITH THE CURB LINE ON THE WEST SIDE OF BENJAMIN STREET NORTH 04 DEGREES 34' 00" EAST 73 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING AND BEING A PORTION OF LOT 46 OF THE MARKHAM ESTATE AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN PLAT BOOK 5, PAGE 66, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

A MAP SHOWING THE ABOVE DESCRIBED PROPERTY IS RECORDED IN PLAT BOOK 5, PAGE 66, DURHAM COUNTY REGISTRY.

TRACT SEVEN - 310 S. BENJAMINE STREET

PARCEL: 114407

BEGINNING AT A STAKE ON THE WEST SIDE OF BENJAMIN STREET, SAID STAKE BEING 363.6 FEET IN A NORTHERLY DIRECTION FROM THE NORTH SIDE OF ASHE STREET, AND RUNNING THENCE N 86 DEGREES 15' W 142.67 FEET TO A STAKE; THENCE N 11 DEGREES 40' 15" E 48.49 FEET TO A STAKE; THENCE S 86 DEGREES 15' 37" E 142.57 FEET TO A STAKE ON THE WEST SIDE OF BENJAMIN STREET; THENCE ALONG AND WITH THE WEST SIDE OF SAID BENJAMIN STREET, S 11 DEGREES 33' 24" W 48.5 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING, AND BEING THE NORTHERN PART OF LOT 37, ALL OF LOT 36 AND THE SOUTHERN PART OF LOT 35 OF THE PROPERTY OF RICHARD A. CLARK AND WIFE, TELIA CLARK BY GEORGE C. LOVE, JR., R.L.S. OF OCTOBER 1, 1990. SEE ALSO PLAT OF PROPERTY OF D. W. BROWN NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 14 AT PAGE 3, TO WHICH PLATS REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. TOGETHER WITH IMPROVEMENTS LOCATED THEREON; SAID PROPERTY BEING LOCATED AT 310 EAST BENJAMIN STREET, DURHAM, NORTH CAROLINA.

TRACT EIGHT - 2301 ASHE STREET AKA 303 S. BRIGGS AVENUE

PARCEL: 114368

BEGINNING AT A STAKE ON THE NORTH SIDE OF ASHE STREET (FORMERLY CALLED OLD ANGIER AVENUE), AND ON THE EAST SIDE OF BRIGGS AVENUE, AT THE NORTHEAST INTERSECTION OF SAID ASHE STREET AND BRIGGS AVENUE (NO SIDEWALK HAVING BEEN LAID OFF), AND RUNNING THENCE ALONG AND WITH THE EAST SIDE OF SAID BRIGGS AVENUE NORTH 3 DEGRES EAST 2.272 CHAINS TO A STAKE; THENCE SOUTH 73 ½ DEGREES EAST 91 LINKS TO A STAKE; THENCE SOUTH 3 DEGREES WEST 2.272 CHAINS TO A STAKE ON THE NORTH SIDE OF ASHE STREET; THENCE ALONG AND WITH THE NORTH SIDE OF SAID ASHE STREET NORTH 73 ½ DEGREES WEST 91 LINKS TO A STAKE ON THE EAST SIDE OF BRIGGS AVENUE, THE POINT OF BEGINNING, CONTAINING .21 OF AN ACRE, MORE OR LESS, AND BEING THE SAME LOT AS THAT DESCRIBED IN THE DEED FROM W. A. DAVIE AND WIFE TO J. P. REAVES, DATED JULY 11, 1906, AND RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN DEED BOOK 36, AT PAGE 418. SEE ALSO DEED TO W. N. DANIEL AND WIFE, MAMIE I. DANIEL, RECORDED IN DEED BOOK 141, PAGE 416, DURHAM COUNTY REGISTRY.

SAVE AND EXCEPT FOR THAT PORTION OF THE AFOREMENTIONED PROPERTY DEEDED TO THE CITY OF DURHAM IN DEED BOOK 183, PAGE 470, DURHAM COUNTY REGISTRY, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE EASTERN PROPERTY LINE OF BRIGGS AVE. AND THE NORTHERN PROPERTY LINE OF ASHE ST., AND RUNNING N 1 DEGREE 02' E ALONG THE EASTERN PROPERTY LINE OF BRIGGS AVE. 150 FEET TO A POINT; THENCE S 76 DEGREES 47' E. 9.52 FEET TO A POINT; THENCE S 1 DEGREES 14' W 143.4 FEET TO A POINT; THENCE S 75 DEGREES 4' E 51.4 FEET TO A POINT ON J. W. PENDERGRAPH'S WESTERN PROPERTY LINE; THENCE S 1 DEGREE 02' W ALONG SAID PENDERGRAPH'S LINE 5.1 FEET TO A POINT ON THE NORTHERN PROPERTY LINE OF ASHE ST.; THENCE N 76 DEGREES 47' W ALONG ASHE ST. 60 FT TO THE BEGINNING. FOR FURTHER DESCRIPTION SEE MAP SHOWING "PROPERTY REQUIRED FOR WIDENING OF ASHE ST AND BRIGGS AVE", SAID MAP DATED NOV. 10, 1948, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 20, AT PAGE 175.

TRACT NINE - 306 CODY STREET

PARCEL: 114375

BEGINNING AT A POINT SOUTH 0 DEGREE 03' WEST 79.73 FEET FROM AN IRON PIN LOCATED IN THE WESTERN RIGHT OF WAY OF CODY STREET WHERE SAID CODY STREET BEGINS TO CURVE INTO AND INTERSECT WITH HARVARD STREET; THENCE ALONG AND WITH THE SAID WESTERN RIGHT OF WAY OF CODY STREET FROM THE BEGINNING POINT SOUTH 0 DEGREE 03' WEST 86.0 FEET TO A POINT; THENCE NORTH 72 DEGREES 39' WEST A DISTANCE OF 81.5 FEET TO A POINT; THENCE NORTH 1 DEGREE 08' WEST A DISTANCE OF 46.5 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST A DISTANCE OF 32.0 FEET TO A POINT; THENCE NORTH 72 DEGREES 41' EAST A DISTANCE OF 49.7 FEET TO A POINT BEING THE POINT AND PLACE OF BEGINNING AND SAID PROPERTY BEING LOT #3 OF A SURVEY ENTITLED "PROPERTY OF W. S. BECK ESTATE" BY R. M. PICKARD, ENGINEER, AND RECORDED AT PLAT BOOK 25, PAGE 134 IN THE DURHAM COUNTY REGISTRY.

TRACT TEN - 2501 HARVARD AVENUE

PARCEL: 114292

BEING ALL OF LOT 2 AS SHOWN ON THE PLAT ENTITLED "HUNTINGTON DEVELOPMENT COMPANY, INC." AS SURVEYED BY JERR L. HUNT, REGISTERED LAND SURVEYOR, DATED APRIL 7, 1972 AND RECORDED IN PLAT BOOK 72 AT PAGE 69, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT ELEVEN - 205 SOUTH GUTHRIE AVENUE

PARCEL: 112378

BEING ALL OF LOT 3, IN BLOCK A OF THE W. J. WYATT PROPERTY, AS PER PLAT AND SURVEY THEREOF ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN DEED BOOK 18 AT PAGE 42, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT TWELVE - 2400 HART STREET

PARCEL: 114288

BEGINNING AT A NAIL AT THE POINT WHERE THE SOUTH LINE OF HART STREET INTERSECTS THE EAST LINE OF CODY STREET AS SHOWN ON THE PLAT HEREINAFTER REFERRED TO, AND RUNNING THENCE ALONG AND WITH THE SOUTH LINE OF HART STREET SOUTH 87 DEGREES 53 MINUTES EAST 49.50 FEET TO A STAKE; THENCE SOUTH 6 DEGREES 45 MINUTES WEST 115 FEET TO A STAKE; THENCE NORTH 88 DEGREES 02 MINUTES WEST 49.01 FEET TO A STAKE IN THE EAST LINE OF CODY STREET; THENCE ALONG AND WITH THE EAST LINE OF CODY STREET NORTH 5 DEGREES 24 MINUTES EAST 41 FEET TO A STAKE; THENCE SOUTH 87 DEGREES 53 MINUTES EAST 0.50 FEET TO A STAKE; THENCE CONTINUING ALONG AND WITH THE EAST LINE OF CODY STREET NORTH 6 DEGREES 45 MINUTES EAST 74 FEET TO A NAIL, THE POINT AND PLACE OF BEGINNING, AND BEING THE NORTHERLY PORTION OF PROPERTY OF H. J. MCFARLAND, ACCORDING TO THE SURVEY AND PLAT THEREOF BY CREDLE ENGINEERING COMPANY, DATED 10-4-68, ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK ___, PAGE ___, TO WHICH SURVEY AND PLAT REFERENCE IS HEREBY MADE FOR AMORE PARTICULAR DESCRIPTION.