

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 MAR 25 12:56:59
BK:7460 PG:596-598
DEED
FEE: \$26.00
EXCISE TAX: \$4,100.00
INSTRUMENT # 2014007816
SDAVIS



2014007816

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 4,100.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by: C. Thomas Biggs, a Licensed North Carolina Attorney

THIS DEED made this 18th day of March, 2014 by and between

GRANTOR

TNJPC, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Mailing Address:
P. O. Box 3429
Durham, NC 27702

GRANTEE

ACG DURHAM, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Michael Conlon, mgr

Mailing Address:
2054 Kildaire Farm Rd., #413
Cary, NC 27518

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 the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

Those parcel or tracts of land described on EXHIBIT A attached hereto and made a part hereof as if specifically set forth at this point.

PMDT \$3,700,000

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 _____.

The above described property _____ does ~~XXX~~ does not include the primary residence of 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 has done nothing to impair such title as Grantor received, and that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

TMJPC, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

By: *C. Thomas Biggs*
C. Thomas Biggs, Member-Manager

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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: C. Thomas Biggs, Member-Manager

Grantor(s) on behalf of the LLC. Witness my hand and official stamp or seal, this the 19th day of March, 2014.

My Commission Expires: 7-31-2018

Mary Jo Daniel
Notary Public

Print Notary Name: MARY JO DANIEL



**EXHIBIT A
LEGAL DESCRIPTION**

Glenwood Mobile Home Park - 2234 Glover Road, Durham, NC, City Township
Durham County Parcel ID: 156814

Those Tracts of land conveyed to Bi-Co, a Partnership by Margaret B. Gunter, Widow by deeds dated August 12, 1983, recorded in Book 1125 at Page 785 and dated December 30, 1987, recorded in Book 1424 at Page 126, both of Durham County Registry, excepting however therefrom that property conveyed to LeMay Properties, LLC by deed dated November 6, 2003, recorded in Book 4175 at Page 71, Durham County Registry, to which deeds reference is hereby made for a more particular description of same.

Together with all rights reserved to Bi-Co, a NC General Partnership for easements across lands conveyed to LeMay Properties, LLC in Book 4175 at Page 71, Durham County Registry.

Gorman Mobile Home Park - 2721 E. Geer Street, Durham, NC, City Township
Durham County, NC Parcel ID: 171022

TRACT 1:

BEGINNING at a stake on the northern side of Geer Street, a new corner of Thurman W. Bateman property and being North 51 degrees 30' 00" East 120.00 feet from the southeast intersection of Geer Street and an unnamed 20-foot road; running thence with a new line North 23 degrees 56' 17" West 294.35 feet to a stake; thence along a new line South 51 degrees 30' 00" West 100.00 feet to a stake in the east side of the unnamed 20-foot road; thence along the east side of said unnamed 20-foot road North 20 degrees 14' 19" West 845.83 feet to a stake in the southern right-of-way line of Southern Railway; thence with the southern right-of-way line of Southern Railway North 83 degrees 19' 07" East 564.60 feet to a stake; the corner of G. S. Burgess property; thence with G. S. Burgess property the following courses and distances: South 36 degrees 36' 12" West 160.45 feet to a stake; thence South 28 degrees 06' 24" West 116.77 feet to a stake; thence South 22 degrees 19' 00" West 82.82 feet to a stake; thence South 5 degrees 33' 18" West 85.65 feet to a stake; thence South 13 degrees 45' 00" East 107.37 feet to a stake; thence South 25 degrees 42' 48" East 128.25 feet to a stake, corner of Mary Strange Brinkley property; thence with the line of Mary Strange Brinkley property the following courses and distances: South 40 degrees 24' 29" East 263.78 feet to a stake; thence South 25 degrees 03' 42" East 118.64 feet to a stake in the northern side of said Geer Street; thence with the northern side of Geer Street South 51 degrees 30' 00" West 232.00 feet to a stake, the point and place of **BEGINNING**, and being a 6.73-acre tract as shown on the plat of **PROPERTY OF THURMAN W. BATEMAN**, dated March 9, 1971, by J. Walls Copley, Land Surveyor, and of record in the Office of the Register of Deeds of Durham County in Plat Book 67 at Page 57, to which plat reference is hereby made for a more particular description of same. Being also a portion of the property conveyed by Deed from James S. Tilley and wife to Thurman W. Bateman and wife, Essie I. Bateman, by Deed dated January 17, 1934, of record in the Office of the Register of Deeds of Durham County in Deed Book 110 at Page 123.

TRACT 2:

BEGINNING at a stake on the northern side of Geer Street at the northeast intersection of said Geer Street and an unnamed 20-foot road, and running thence with the east side of said unnamed 20-foot road North 20 degrees 14' 19" West 300.00 feet to a stake; thence along a new line North 51 degrees 30' 00" East 100.00 feet to a stake; thence along and with a new line South 23 degrees 56' 17" East 294.35 feet to a stake in the northern side of Geer Street; thence along and with the northern side of Geer Street South 51 degrees 30' 00" West 120 feet to a stake, the point and place of **BEGINNING** and being a 0.72 acre tract as shown on plat of **PROPERTY OF THURMAN W. BATEMAN**, dated March 9, 1971, by J. Walls Copley, Land Surveyor, and of record in the Office of the Register of Deeds of Durham County in Plat Book 67 at Page 57 to which plat reference is hereby made for a more particular description of same. Being also a portion of the property conveyed by Deed from James S. Tilley and wife to Thurman W. Bateman and wife, Essie I. Bateman, by Deed dated January 17, 1934, of record in the Office of the Register of Deeds of Durham County in Deed Book 110 at Page 123.

