

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

2019 Dec 18 04:20 PM

Book: 8829 Page: 489

NC Rev Stamp: \$ 2230.00 Fee: \$ 26.00

Instrument Number: 2019047068  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,230.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee 232 Elizabeth Street #4C, New York, NY 10012

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 10th day of December, 2019, by and between

GRANTOR	GRANTEE
DEBORAH LOUISE BARAB (single) formerly known as Deborah B. Roberts	TORTUGA I, LLC a North Carolina limited liability company
Address: 1821 Hillandale Rd., Ste. 1B-125 Durham, NC 27705	232 Elizabeth Street #4C New York, New York 10012

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 \_\_\_\_\_, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

Submitted electronically by "Mann, McGibney & Jordan, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

**See attached Exhibit A for legal description**

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

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:

**Subject to all easements, restrictions and rights-of-way of record.**

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

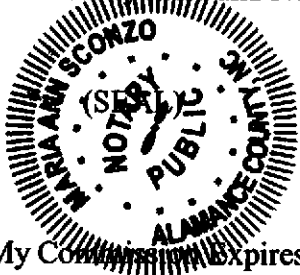
*Deborah Louise Barab* (Seal)  
DEBORAH LOUISE BARAB

\_\_\_\_\_ (Seal)

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **DEBORAH LOUISE BARAB** personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11 day of December, 2019.



Sign: *Maria Ann Sconzo*  
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

## **EXHIBIT A**

### **TRACT ONE:**

**LYING** on the southern side of Denver Avenue (formerly called Dickson Street), containing 8,521 square feet, more or less, and **BEING** all of **Lot 8** of **RIDDLE PARK**, Section Four Revised, as per plat and survey thereof now on file in Plat Book 127 at Page 69 in the Office of the Register of Deed of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 117 Denver Avenue, Durham NC and a tax parcel #171807.

### **TRACT TWO:**

**LYING** on the southern side of Denver Avenue (formerly called Dickson Street), containing 7,642 square feet, more or less, and **BEING** all of **Lot 10** of **RIDDLE PARK**, Section Four Revised, as per plat and survey thereof now on file in Plat Book 127 at Page 69 in the Office of the Register of Deed of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 113 Denver Avenue, Durham NC and a tax parcel #171805.

### **TRACT THREE:**

**LYING** on the northern side of Denver Avenue (formerly called Dickson Street), containing 6,005 square feet, more or less, and **BEING** all of **Lot 44** of **RIDDLE PARK**, Section Three, as per plat and survey thereof now on file in Plat Book 123 at Page 171 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 204 Denver Avenue, Durham NC and a tax parcel #171765.

### **TRACT FOUR:**

**LYING** on the southern side of Piper Street, containing 10,537 square feet (0.24 acres), more or less, and **BEING** all of **Lot 31** of the **ROBERTS CONSTRUCTION COMPANY PIPER STREET SUBDIVISION**, Phase Three, as per plat and survey thereof now on file in Plat Book 136 at Page 183 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 704 Piper Street, Durham NC and a tax parcel #172002.

## **EXHIBIT A - Continued**

### **TRACTS FIVE AND SIX:**

BEING all of Lots 1 and 2 of the PROPERTY OF DEBORAH B. ROBERTS as per plat and survey thereof now on file in Plat Book 171 at Page 203 and in Plat Book 171, Page 311, in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

BEING that 620 square foot parcel shown in Plat Book 171 at Page 203 and in Plat Book 171, Page 311, in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same and being the eastern Portion of Emily Street Closed pursuant to that Order recorded in Book 2373, Page 725, Durham County Registry. See also Plat Book 139, Page 57.

Lot 1 has a street address of 3500 Emily Street, Durham NC and a tax parcel #204771; and Lot 2 has a street address of 3502 Emily Street, Durham NC and a tax parcel #204772.

### **TRACT SEVEN:**

LYING on the western side of Emily Street, containing 5,869 square feet (0.13 acres), more or less, and BEING all of Lot 13 of the ROBERTS CONSTRUCTION COMPANY PIPER STREET SUBDIVISION, Phase Two, as per plat and survey thereof now on file in Plat Book 136 at Page 182 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 3505 Emily Street, Durham NC and a tax parcel #171981.

### **TRACT EIGHT:**

LYING on the western side of Emily Street Turnaround, containing 10,116 square feet (0.23 acres), more or less, and BEING all of Lot 14 of the ROBERTS CONSTRUCTION COMPANY PIPER STREET SUBDIVISION, Phase Two, as per plat and survey thereof now on file in Plat Book 136 at Page 182 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 3507 Emily Street, Durham NC and a tax parcel #171978.

### **TRACT NINE:**

LYING on the western side of Emily Street Turnaround, containing 9,548 square feet (0.22 acres), more or less, and BEING all of Lot 15 of the ROBERTS CONSTRUCTION COMPANY PIPER STREET SUBDIVISION, Phase Two, as per plat and survey thereof now on file in Plat Book 136 at Page 182 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 3511 Emily Street, Durham NC and a tax parcel #171979.

**EXHIBIT A - Continued**

**TRACT TEN:**

**BEGINNING** at an iron stake at the southwest corner of the intersection of Emily Street with Belvin Avenue, thence with the east margin of Emily Street North  $11^{\circ}$  East 165 feet to an iron stake in the east margin of Emily Street; thence South  $79^{\circ}$  East 50 feet to an iron stake; thence South  $11^{\circ}$  West 165 feet to a stake in the north line of Belvin Avenue; thence with the north line of Belvin Avenue North  $79^{\circ}$  West 50 feet to the Beginning, same BEING Lot No. 40-1 of the EMILY B. THOMPSON PROPERTY, save and except that 348 square feet conveyed to the City of Durham in Book 436 at Page 325 and shown in Plat Book 88 at Page 4, Durham County Registry.

This property has street address 811 Belvin Avenue, Durham, NC and a tax parcel #171988.