

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

2020 Oct 14 09:41 AM

Book: 9097 Page: 871

NC Rev Stamp: \$ 0.00 Fee: \$ 26.00

Instrument Number: 2020043849

DEED

Excise tax: Exempt Parcel Identifier No. _____
Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantees

This instrument was prepared by: George W. Miller, III, Attorney at Law, Haywood, Denny & Miller, LLP

Brief description for the Index: 0.917 acres, P.B. 74, Page 10

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of October, 2020, by and between

GRANTOR

GRANTEE

**Durham County Alcoholic
Beverage Control Board**

**OCHR, LLC
3215 Old Chapel Hill Rd
Durham, NC 27707-3600**

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

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4959, page 58, Durham County Registry.

A map showing the above described property is recorded in Plat Book 74 page 10.

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:

Any restrictive covenants, easements, rights of way and other encumbrances of record.

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

Durham County Alcoholic Beverage Control Board _____ (SEAL)

(Entity Name)

By: [Signature] _____ (SEAL)
Title: GENERAL MANAGER

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Niegel Sullivan personally came before me this day and acknowledged that he is the General Manager of Durham County Alcoholic Control Board, a local ABC Board established under NCGS § 18B-700 and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 9th day of October, 2020

My Commission Expires: 12-8-2020
[Signature]
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an iron pin set in the margin of the 100-foot right of way of Roxboro Road, said beginning point being 421.11 feet more or less, from the north bank of the Eno River and thence along the right of way of Roxboro Road north 09 degrees 12' 00" west 140.00 feet to an existing iron pin; thence along land now or formerly belonging to W.M. Browning north 86 degrees 06' 18" east 299.87 feet to an existing iron pin; thence south 01 degrees 24' 12" west 139.60 feet to an existing iron pin; thence along land now or formerly belonging to K.L.H. Associates south 86 degrees 01' 18" west 274.04 feet to the point and place of beginning, and being 0.917 acres, more or less, according to a survey for William Peace and wife Nancy W. Peace dated September 15, 1992 by James R. Wilson R.L.S. and being further described as the western portion of Tract 1, P.B. 74 Page 10.