

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Oct 12 10:49 AM NC Rev Stamp: \$ 3540.00
Book: 8526 Page: 153 Fee: \$ 26.00
Instrument Number: 2018035895
DEED

Submitted electronically by Ronald J Antonelli, Esq. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Excise Tax \$3,540.00

Recording Information:

NORTH CAROLINA GENERAL WARRANTY DEED

Pursuant to N.C.G.S. 105-317.2 the property is NOT the primary residence of the Grantor

Tax Lot No. Parcel Identifier No. Multiple, see Exhibit A

Verified by County on the day of
By

Mail after recording to Grantee

This instrument was prepared by Douglas Evan Portnoy (Without Title Examination Performed or Requested)

Brief description for the Index

Multiple Properties, see attached Exhibit A

THIS DEED made this 28th day of September, 2018, by and between,

Grantor

Grantee

DurhamInvest LLC

Greenfield Ventures NC, LLC

4000 Woodland Park Drive
Hillsborough, NC 27278

205 Pleasant Drive
Durham, NC 27703

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See Attached Legal Description attached as Exhibit A and hereby incorporated herein by reference.

Grantor has recorded Corrective Affidavits in Book 8515, Page 169, Book 8515, Page 416, Book 8515, Page 422, Book 8515, Page 427, Book 8515, Page 431, Book 8515, Page 454, , Book 8515, Page 463, , Book 8515, Page 467 and Book 8516, Page 980 to correct minor typographical errors in the spelling of its legal name as shown on the respective deeds into Grantor pertaining to the parcels now being conveyed.

The property hereinabove described was acquired by Grantor by instrument recorded in

Book Page County of Durham

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1. Subject to all covenants, declarations, easements, rights of way, and restrictions appearing of record affecting the subject property

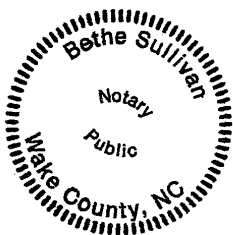
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a Company, has caused this instrument to be signed in its Company name by its duly authorized member-manager and its seal to be hereunto affixed by authority of its members, the day and year first above written.

DURHAMINVEST LLC (Company Name)

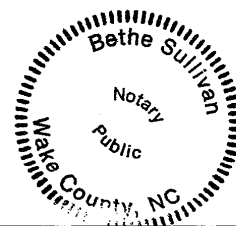
By: Janet Howell (SEAL) JANET HOWELL, Manager

SEAL-STAMP STATE OF NORTH CAROLINA, Wake County. I, a Notary Public of the County and State aforesaid, certify that ... Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this ... day of ... My commission expires: ... Notary Public

SEAL-STAMP STATE OF NORTH CAROLINA, COUNTY OF WAKE I, Bethe Sullivan, a Notary Public of the state and county aforesaid, hereby certify that JANET HOWELL, Manager of DURHAMINVEST LLC, a North Carolina Limited Liability Company, appeared before this day and that by authority duly given and as the act of Company, the foregoing instrument was executed in its name.



Witness my hand and official seal, this the 28 day of September, 2018. Notary Public My commission expires: 5/2/2020



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 Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR ... COUNTY By ... Deputy/Assistant-Register of Deeds

EXHIBIT A

Legal Description

DURHAM COUNTY:

PARCEL 1

**Address: 1406 Gearwood Avenue, Durham, NC 27701
Parcel Identification Number: 110744**

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCEL, LOT OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF DURHAM, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 46, GEARWOOD PARKE SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 74, DURHAM COUNTY REGISTRY. TOGETHER WITH IMPROVEMENTS LOCATED THEREON; SAID PROPERTY BEING LOCATED AT 1406 GEARWOOD AVENUE, DURHAM, NORTH CAROLINA.

PARCEL 2

**Address: 2004 Hart Street, Durham, NC 27703
Parcel Identification Number: 112431**

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE SOUTH SIDE OF HART STREET 62.5 FEET IN A WESTERLY DIRECTION FROM THE WEST SIDE OF SOUTH DRIVER AVENUE AT H.B. BENNETT'S NORTHWEST CORNER, AND RUNNING THENCE IN A SOUTHERLY DIRECTION 109 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION 56 FEET TO A STAKE; THENCE IN A NORTHERLY DIRECTION 109 FEET TO A STAKE ON THE SOUTH SIDE OF HART STREET; THENCE ALONG AND WITH THE SOUTH SIDE OF HART STREET IN AN EASTERLY DIRECTION 56 FEET TO A STAKE, THE POINT OF BEGINNING.

PARCEL 3

Address: 1202 North Hyde Park Avenue, Durham, NC 27701
Parcel Identification Number: 111039

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE EAST SIDE OF NORTH HYDE PARK AVENUE, SOUTH 0 DEGREES, 22' WEST 272.56 FEET FROM THE SOUTHEAST POINT OF INTERSECTION OF NORTH HYDE PARK AVENUE WITH JUNIPER STREET; THENCE RUNNING SOUTH 89 DEGREES 46' EAST 200.0 FEET TO A STAKE, THENCE RUNNING NORTH 0 DEGREES 22' EAST 20 FEET TO A STAKE; THENCE RUNNING SOUTH 89 DEGREES 46' EAST 87.90 FEET TO A STAKE; THENCE RUNNING SOUTH 1 DEGREES 32' EAST 168.7 FEET TO A STAKE; THENCE RUNNING NORTH 89 DEGREES 43' WEST 292.52 FEET TO A STAKE ON THE EAST SIDE OF NORTH HYDE PARK AVENUE; THENCE RUNNING ALONG SIDE WITH THE EAST SIDE OF NORTH HYDE PARK AVENUE NORTH 0 DEGREES 22' EAST 148.36 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING, THE SAME BEING THE PROPERTY OF DUNCAN STRUDWICK, SEE ALSO, PLAT BOOK 30, PAGE 166, PLAT BOOK 34, PAGE 33, AND PLAT BOOK 50, PAGE 119. SEE ALSO, ESTATE FILE 69-E-1.

PARCEL 4

Address: 2200-2202 Lafayette Street, Durham, NC 27707
Parcel Identification Number: 108265

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

LYING AT THE NORTHWEST INTERSECTION OF LAFAYETTE STREET (FORMERLY DELAWARE AVENUE) AND SHELTON AVENUE AND BEING ALL OF LOT 22 OF BLOCK 6 OF PLAT OF SURVEY ENTITLED PARK PLACE AND RECORDED IN PLAT BOOK 5A, (PREVIOUSLY ERRONEOUSLY REFERRED TO AS PLAT BOOK 5), PAGE 1, DURHAM COUNTY REGISTRY.

PARCEL 5

Address: 911 Park Avenue, Durham, NC 27701
Parcel Identification Number: 113125

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE PROPERTY LINE ON THE WEST SIDE OF PARK AVENUE 300 FEET IN A NORTHERLY DIRECTION FROM THE NORTH SIDE OF HOLLOWAY STREET, AND RUNNING THENCE IN A WESTERLY DIRECTION 150 FEET TO A STAKE, THENCE IN A NORTHERLY DIRECTION 50 FEET TO A STAKE, SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG AND WITH THE SOUTH LINE OF SAID LOT IN AN EASTERLY DIRECTION 150 FEET TO A STAKE IN THE PROPERTY LINE ON THE WEST SIDE OF PARK AVENUE; THENCE ALONG AND WITH THE PROPERTY LINE ON THE WEST SIDE OF PARK AVENUE IN A SOUTHERLY DIRECTION 50 FEET TO A STAKE, THE POINT OF BEGINNING AND BEING LOT NO. 4 OF PARK AVENUE LOTS AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 2 AT PAGE 99, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME, BEING ALSO A PART OF LOT 18 IN BLOCK 3 OF THE "HILCREST" PROPERTY, AS PER PLAT THEREOF RECORDED IN SAID REGISTER'S OFFICE IN PLAT BOOK 5 AT PAGE 126.

PARCEL 6

Address: 2532 South Roxboro Apt 1-4 Street, Durham, NC 27707
Parcel Identification Number: 107131

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 20 & 21, BLOCK A, LINCOLN HEIGHTS SUBDIVISION, SURVEYED AND REVISED BY FLOY E. WOMBLE, R.L.S., NOVEMBER, 1942 AND RECORDED IN PLAT BOOK 14 AND PAGE 98, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PARCEL 7

Address: 2112 Southgate Street, Durham, NC 27703
Parcel Identification Number: 112817

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 6, BLOCK 1, THE DRIVER LAND SUBDIVISION, AS DEPICTED IN MAP BOOK 5A, BEGINNING AT OR INCLUDING PAGE 59, DURHAM COUNTY REGISTRY, NORTH CAROLINA.

PARCEL 8

Address: 1209 North Hyde Park, Durham, NC 277013
Parcel Identification Number: 111132

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DURHAM, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE WEST SIDE OF NORTH HYDE PARK AVENUE (FORMERLY ALBRIGHT STREET) AT THE SOUTHEAST CORNER OF LOT #5 AS SHOWN ON THE PLAT HEREINAFTER REFERRED TO, AND RUNNING THENCE NORTH 87 DEG WEST 126 FEET AND 4 INCHES TO A STAKE, THENCE SOUTH 3 DEGS 15 MINS WEST 45 FEET AND 10 INCHES TO A STAKE, THENCE SOUTH 87 DEGS 30 MINS EAST 126 FEET AND 4 INCHES TO A STAKE ON THE WEST SIDE OF NORTH HYDE PARK AVE, THENCE ALONG AND WITH THE WEST SIDE OF NORTH HYDE PARK AVE NORTH 3 DEGS 15 MINS EAST 45 FEET TO A STAKE, THE POINT OF BEGINNING AND BEING LOT #4 OF THE BRINK EVANS STREET AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 3 AT PAGE 42 TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME TOGETHER WITH IMPROVEMENTS LOCATED THEREON, SAID PROPERTY BEING LOCATED AT 1209 NORTH HYDE PARK AVENUE, DURHAM, NORTH CAROLINA.

PARCEL 9

Address: 1109 Magnolia, Durham, NC 27707
Parcel Identification Number: 132750

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Durham, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NO. 7 IN BLOCK C, AS SHOWN ON PLAT OF PROPERTY OF DOROTHY MCDUGALD AS PER PLAT AND SURVEY OF J. WATTS COPLEY, RLS, NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 34, AT PAGE 51, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.