

For Registration Sharon A. Davis

Register of Deeds

Durham County, NC

Electronically Recorded

2021 May 07 08:44 AM

Book: 9323 Page: 521

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

Instrument Number: 2021023197

DEED

Excise tax: Exempt - 0.00 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: .293 acres; 3318 Guess Road, Durham NC 27705

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of April, 2021, by and between

GRANTOR	GRANTEE
Durham County Alcoholic Beverage Control Board	RO & Company Properties, LLC 2814 Trawick Road Raleigh, NC 27604

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 2772
Page 127 Durham County Registry.

A map showing the above described property is recorded in Plat Book 135 page 97

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 29 day of April, 2021

My Commission Expires: 11-9-21
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 in the new eastern right-of-way line of Guess Road and in the north line of the property now or formerly owned by Tarheel Trophy and Plaque Company and running thence along and with the new eastern right-of-way line of Guess Road North $02^{\circ} 30' 58''$ 84.76 feet to a nail; thence South $86^{\circ} 00' 14''$ East 160.00 feet to a point; thence South $02^{\circ} 31' 01''$ West 84.21 feet to an iron pin in the north line of the property now and formerly owned by Tarheel Trophy and Plaque Company; thence along and with the line of said property North $85^{\circ} 59' 07''$ West 160.00 feet to an iron pin in the new eastern right-of-way line of Guess Road, the point of BEGINNING, CONTAINING 13,561 square feet and being Phase Four on that plat of the property of Guess Road Station, Inc. By Jerry L. Hunt, L.S., dated December 27, 1995 and recorded in Plat Book 135, Page 97, Durham County Registry, to which plat reference is hereby made for a more particular description. This property has the use of that 42 foot common ingress and egress easement shown in Plat Book 135, Page 97, subject to the responsibility of its owner(s) to pay fifty percent of the costs of the maintenance and repairs on said easement.

The southern 10 feet of the above-described property and a 10 foot strip along a portion of the eastern side of said property are subject to an easement for storm drainage as shown on the plat.

SAVE AND EXCEPT that portion to be conveyed to the North Carolina Department of Transportation for the Guess Road widening, State Project #8.1351302, Federal Project # STP-5329(5).