1076
0109

BOOK 1076 PAGE 109

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED	Dec 19, 2003
AT	09:14:41 am
BOOK	01076
START PAGE	0109
END PAGE	0111
INSTRUMENT #	20217

Chatham County 12-19-2003
NORTH CAROLINA
Real Estate
Excise Tax $5,090.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $5,090.00 | Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....
Verified by ..... County on the ..... day of ....., 20 ..
by .....

Mail after recording to .....State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321 .....
.....
This instrument was prepared by .....Jeffrey H. Potter, 402 Oregon Street, Durham, North Carolina .....
Brief description for the Index

THIS DEED made this ..... day of December ....., 2003 ....., by and between

GRANTOR	GRANTEE
DUKE UNIVERSITY, a North Carolina nonprofit corporation 402 Oregon Street Duke University Durham, North Carolina 27705	THE STATE OF NORTH CAROLINA c/o State Property Office 1321 Mail Service Center Raleigh, North Carolina 27699-1321

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....., New Hope ... Township, ... Chatham .....County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in ..... Deed Book 320, Page 403 .....

.....

A map showing the above described property is recorded in Plat Book..... 2003 ..... Pages.... 138 and 412-415 .....

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and 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 subject to the following exception:

1. The above described property is subject to any recorded or unrecorded right-of-way in favor of U.S. Highway 64 and the North Carolina Department of Transportation.
2. The above described property is subject to any easements which might now exist in favor of any Public Utility Company.
3. The above described property is subject to the rights of others in and to use and flow of Haw River.
4. The above described property is subject to any matters which a recent and accurate survey might disclose.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

DUKE UNIVERSITY
(Corporate Name)

By: _____
Executive Vice President

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

SEAL–STAMP

NORTH CAROLINA, _____ 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 stamp or seal, this _____ day of _____, 20 _____.

My commission expires: _____ _____ Notary Public

LYNNETTE S. PINNELL NOTARY PUBLIC ORANGE COUNTY, N.C.
SEAL – STAMP

NORTH CAROLINA, Durham County.
I, a Notary Public of the County and State aforesaid, certify that Tallman Trask III personally came before me this day and acknowledged that he is Executive Vice President of Duke University, a North Carolina nonprofit corporation, and that he as Executive Vice President, being authorized to do so, executed the foregoing deed on behalf of the corporation.
Witness my hand and official stamp or seal, this 18th day of December, 20 03.

My commission expires: 12/19/2006 Lynnette S. Pinnell Notary Public

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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.

_____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

TRACT ONE: BEING all those three tracts containing 56.737 Acres (Tract 20), 169.553 Acres (Tract 13) and 99.443 Acres (Tract 12), respectively as shown on a Plat entitled, "DUKE UNIVERSITY, PORTION OF DUKE FOREST, CHATHAM COUNTY", dated 4/24/2003, prepared by Triangle Surveyors, and recorded in Plat Slide 2003-138, Chatham County Registry, to which Plat reference is hereby made for greater certainty of description.

TRACT TWO: BEING all that certain 320.261 Acres, more or less, as described on a Plat entitled, "Plat of Survey of "HAW SLOPES STATE NATURAL AREA" for North Carolina Division of Parks & Recreation", dated November 14, 2003, prepared by Berkley-Howell & Assoc., P.C. and recorded in Plat Slide 2003-413, Chatham County Registry, to which Plat reference is hereby made for greater certainty of description. For surveyor notes and certifications, refer to Plat Slide 2003-412.

TRACT THREE: BEING all that certain 447.219 Ac., more or less, as described on a Plat entitled, "Plat of Survey of "HAW SLOPES STATE NATURAL AREA" for North Carolina Division of Parks & Recreation", dated November 14, 2003, prepared by Berkley-Howell & Assoc., P.C., and recorded in Plat Slide 2003-414, Chatham County Registry, to which Plat reference is hereby made for greater certainty of description. For surveyor notes and certifications, refer to Plat Slide 2003-412.

TRACT FOUR: BEING all that certain 123.876 Ac., more or less, as described on a Plat entitled, "Plat of Survey of "HAW SLOPES STATE NATURAL AREA" for North Carolina Division of Parks & Recreation", dated November 14, 2003, prepared by Berkley-Howell & Assoc., P.C., and recorded in Plat Slide 2003-415, Chatham County Registry, to which Plat reference is hereby made for greater certainty of description. For surveyor notes and certifications, refer to Plat Slide 2003-412.

TRACT FIVE: ALL the right, title, interest and estate of said party of the first part in and to the waters and bed of Haw River and in and to all rocks and islands in said River.

TRACT SIX: Any and all other real estate not described hereinabove conveyed which was conveyed to Duke University by Duke Power Company by deed dated December 28, 1966 and recorded in Deed Book 320, Page 403, Chatham County Registry.

CONSERVATION EASEMENT: The State of North Carolina has received payment from the Ecosystem Enhancement Program for acquisition of the above described property in consideration of which the State of North Carolina has agreed to the establishment of a perpetual riparian buffer extending 300' from the top banks of the Haw River. This 300' will forever be conserved and managed in a manner that will protect the quality of the waters of the Haw River and otherwise promote the public purposes authorized under the provisions of N.C. Gen. Stat. §143-214.8 et seq.

This paragraph creates neither rights nor responsibilities on the part of the Grantor, its heirs and/or assigns.

Chatham County, North Carolina
REBA G. THOMAS Register of Deeds
The foregoing certificate(s) of
LYNNETTE G PUNNELL

notary/notaries public
is/are certified to be correct.
Carol Langley
Assistant - Register of Deeds