

'94 JUL 1 AM 11 12

RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

Tax Lot # _____ Recording Time, Book and Page
Parcel Identifier # _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to: Triangle Residential Options for
Substance Abusers, P.O. Box 804, Durham, N.C. 27702 Attn: Craig B.
Brown

This instrument was prepared by: Durham County Attorney's Office
Brief description for the Index: Tax Map Nos. 062-03-010 & 062-03-010B

NON-WARRANTY DEED

THIS DEED, made and entered into this the 1st day of July,
1994, by and between the COUNTY OF DURHAM, a political subdivision of
the State of North Carolina, whose permanent mailing address is 200 E.
Main Street, Durham, North Carolina, GRANTOR, and TRIANGLE RESIDENTIAL
OPTIONS FOR SUBSTANCE ABUSERS, GRANTEE, whose permanent mailing
address is P.O. Box 804, Durham, N.C. 27702

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.

WHEREAS, the Grantor and Grantee have entered into an agreement
for transfer of title of the property hereinafter described on June 24,
1994, the terms of which said agreement are incorporated herein by
reference as if fully set forth, now therefore

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

Parcel A:

BEGINNING at an existing iron pipe in the western right
of way of North Street designated as a control corner on the
plat referred to hereinbelow and running thence along the
northern property line of the parcel described herein the
following four (4) bearings and distances: (1)North 88
degrees 06' 02" West 97.41 feet to an iron pipe set; (2)North
88 degrees 52' 09" West 30.00 feet to an iron pipe set;
(3)North 88 degrees 45' 09" West 69.03 feet to a point; and
(4) North 88 degrees 45' 09" West 43.62 feet to an iron pipe
set marking the northwest corner of the parcel described
herein; running thence along the common property line of the
parcel described herein and eastern line of the property of
the City of Durham as described in Deed Book 1838, Page 310,
Durham County Registry, South 00 degrees 20' 39" West 259.53
feet to an existing iron pipe, said iron pipe marking the
southwest corner of the parcel described herein; running
thence along the common property line of the parcel described
herein and Parcel B described below, South 87 degrees 47' 50"
East 240.13 feet to an existing iron pipe in the western
right of way of North Street; running thence along the
western right of way of North Street North 00 degrees 20' 39"
East 262.49 feet to the point and place of beginning,

Parcel A on that plat entitled "Property of Durham Public Schools Board of Education" prepared by TRMS, Inc., dated December 18, 1991 and recorded in Plat Book 129, Page 137 of the Durham County Registry, said plat being incorporated by reference herein. See also Tax Map No. 062-03-010.

Parcel B:

BEGINNING at an existing iron pipe in the western right of way of North Street, said iron pipe marking the northeast corner of the parcel described herein and the southeast corner of Parcel A as described above, running thence along the common property line of the parcel described herein and Parcel A as described above, North 87 degrees 47' 50" West 240.13 feet to an iron pipe set, said iron pipe marking the northwest corner of the parcel described herein and the southwest corner of Parcel A as described above; running thence along the common property line of the parcel described herein and the eastern line of the property of the City of Durham as described in Deed Book 1838, Page 310, Durham County Registry, South 00 degrees 20' 39" West 110.06 feet to an iron pipe set in the northern right of way of Geer Street; running thence along the northern right of way of Geer Street South 87 degrees 47' 50" East 240.13 feet to a nail set at the intersection of the northern right of way of Geer Street and the western right of way of North Street; running thence along the western right of way of North Street North 00 degrees 20' 39" East 110.06 feet to the point and place of beginning, containing 0.61 acres more or less, and being designated as Parcel B on that plat entitled "Property of Durham Public Schools Board of Education" prepared by TRMS, Inc., dated December 18, 1991 and recorded in Plat Book 129, Page 137 of the Durham County Registry, said plat being incorporated by reference herein. See also Tax Map No. 062-03-010B.

TOGETHER WITH all of the buildings, facilities and/or improvements located upon the above described real property.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1999, Page 13.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging in fee for so long as the Grantee, his heirs and assigns use the property for a public purpose, which is defined for this document as any lawful purpose for which the Grantor can now, or may hereinafter levy ad valorem taxes as provided by law, and that at such time as the property ceases to be used for a public purpose as defined, the title will revert to the County without further action on the part of the County. PROVIDED HOWEVER, that in the event the cessation of use for a public purpose is the result of destruction of the property by fire or some act of God, or as a result of the deterioration of the premises through normal wear-and-tear usage, when in the reasonable discretion of Grantee it determines that the premises are no longer safe or practical to use, then the reversion contemplated will not take effect for a period of Six (6) Months, provided Grantee can present a plan for approval by the Grantor for new construction together with the financial commitment sufficient to construct, maintain and operate a new

facility. The Grantor agrees that such approval will not be unreasonably withheld.

THE GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE TO THE PROPERTY HEREINAFTER DESCRIBED.

IN WITNESS WHEREOF, the said GRANTOR has hereunto caused this deed to be signed in its name by the Chairman of the Board of County Commissioners, attested by its Clerk of the Board of County Commissioners, and its common corporate seal hereto affixed by virtue of the power and authority aforesaid.

COUNTY OF DURHAM

BY:

William V. Bell, Chairman,
Board of County Commissioners

ATTEST:

Garry E. Umstead
Clerk,
Board of County Commissioners

NORTH CAROLINA
DURHAM COUNTY

This is to certify that on this day Garry E. Umstead, Clerk, Durham County Board of Commissioners, personally came before me, with whom I am personally acquainted, who being by me duly sworn, says that William V. Bell is the Chairman of the Board of County Commissioners for the County of Durham, that he, the said Garry E. Umstead, is the Clerk of the Board of County Commissioners of the County of Durham, a body politic and corporate named within and which executed the foregoing instrument; that he knows the common seal of said County; that the seal affixed to said instrument is said common seal; that the name of the County was subscribed thereto by the said Chairman and that the said Chairman and said Clerk to the Board of County Commissioners subscribed their names thereto and said common seal was affixed, all by order of the Board of County Commissioners of the County of Durham and that said instrument is the act and deed of said County.

WITNESS my hand and notarial seal, this the 1st day of July, 1994.
Susan B. Page
Notary Public
My Commission Expires: 12-12-95

The foregoing Certificate(s) of

Susan B. Page N.P. Orange Co. N.C.
7-1-94

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.

RUTH C. GARRETT
COUNTY REGISTER OF DEEDS FOR Durham
By: Ruth C. Garrett Deputy/Assistant-Register of Deeds.