

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Jul 25 11:05 AM NC Rev Stamp: \$ 764.00
 Book: 7982 Page: 109 Fee: \$ 26.00
 Instrument Number: 2016024655
 DEED

Revenue: \$ 764.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 128565, 128546, 128566, 128553, 128552

Brief Description for the Index: Lots in Belvindale

Prepared by: Ragsdale Liggett PLLC (Black)

Return to: Grantee

Property Address: Parcel One 100 W. Britania Avenue (128546);
 Parcel Two 101 W. Britania Avenue (128565);
 Parcel Three 103 W. Britania Avenue (128566);
 Parcel Four 102 E. Britania Avenue (128553);
 Parcel Five 104 E. Britania Avenue (128552)

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 21st day of July, 2016, by and between **BORDEAUX BROTHERS, LLC**, a North Carolina limited liability company with a mailing address of 135 E. Martin Street #101, Raleigh, NC 27601 ("**Grantor**") and **SHERMAN PROPERTIES LLC**, a North Carolina limited liability company with a mailing address of PO Box 992, Apex, NC 27502 ("**Grantee**").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 5672, Page 13 (Parcels One, Two and Three) and in Book 7236, Page 434 (Parcel Four) and in Book 7217, Page 564 (Parcel Five), Durham County Registry. The Grantor herein states that the Premises conveyed herein is not the primary residence of the Grantor.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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

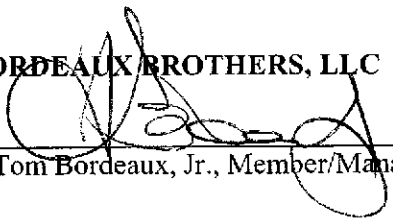
submitted electronically by "Ragsdale Liggett PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

North Carolina General Warranty Deed
Page 2

that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the lien of ad valorem taxes for the year 2016 not yet due and payable; easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.


IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

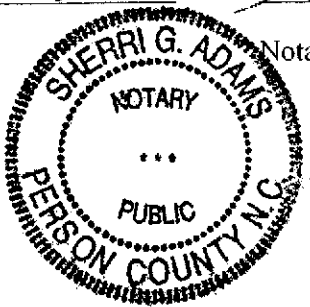
BORDEAUX BROTHERS, LLC


J. Tom Bordeaux, Jr., Member/Manager (SEAL)

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that J. Tom Bordeaux, Jr. personally came before me this day and acknowledged that he is the Member/Manager of Bordeaux Brothers, LLC a North Carolina limited liability company, 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 21st day of July, 2016.

My Commission Expires: 12-2-18 
Notary Name Sherri G. Adams



North Carolina General Warranty Deed
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BORDEAUX BROTHERS, LLC

[Signature] (SEAL)
Blair Bordeaux, Member

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Blair Bordeaux personally came before me this day and acknowledged that he is the Member of Bordeaux Brothers, LLC a North Carolina limited liability company, 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 31st day of July, 2016.

My Commission Expires: 12-2-18 *[Signature]*
Notary Name Sherril G. Adams

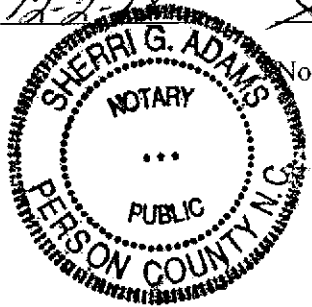


EXHIBIT A

PARCEL ONE

BEING all of Lot #12, Block 19 of "Belvindale", Property of E. J. Parrish and S. W. Minor, September, 1913, as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 5, at page 112, to which reference is hereby made for a more particular description of same.

Also includes a portion of the abandoned right of way of Highland Street (see Deed Book 1311 at page 411).

This property is also known as 100 W. Britania Avenue (formerly known as Fifth Street).

PARCEL TWO

BEING all of Lot 6, Block 11 of the Property known as "Belvindale" according to plat and survey thereof recorded in Plat Book 5 at Page 112 of the Durham County Registry, to which plat reference is hereby made for a more particular description of same.

Also includes a portion of the abandoned right of way of Highland Street (see Deed Book 1311 at page 411).

This property is also known as 101 W. Britania Avenue.

PARCEL THREE

BEING all of Lot 5, Block 11 of the Property known as "Belvindale" according to plat and survey thereof recorded in Plat Book 5 at Page 112 of the Durham County Registry, to which plat reference is hereby made for a more particular description of same.

This property is also known as 103 W. Britania Avenue.

PARCEL FOUR

BEING all of Lot 11, Block 19 of BELVINDALE as per plat and survey thereof now on filed in the office of the Register of Deeds of Durham County in Plat Book 5, Page 112, to which reference is hereby made for a more particular description.

This property is also known as 102 E. Britania Avenue.

PARCEL FIVE

BEING all of Lot 10, Block 19 of BELVINDALE as per plat and survey thereof now on filed in the

office of the Register of Deeds of Durham County in Plat Book 5, Page 112, to which reference is hereby made for a more particular description.

This property is also known as 104 E. Britania Avenue.