

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jul 19 12:53 PM NC Rev Stamp: \$ 510.00  
Book: 8469 Page: 403 Fee: \$ 26.00  
Instrument Number: 2018024954  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$510.00

Parcel Identifier No. 100685 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 1001 Broad Street, Durham – Plat Book 18, Page 431

THIS DEED made this 19<sup>th</sup> day of July 2018, by and between

| GRANTOR   | GRANTEE  |
|---|--|
| Booth Real Estate, Inc.,<br>a North Carolina corporation<br>(f/k/a Booth Real Estate and Insurance, Inc.) | Aldebaran Ventures, LLC,<br>a North Carolina limited liability company |
| ADDRESS: 416 Monticello Avenue<br>Durham, NC 27707  | ADDRESS: 2911 Ridge Road<br>Durham, NC 27705                           |

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, Durham County, North Carolina and more particularly described as follows:

BEING all of Lots 35 and 36 in Block 26 of the property of West Durham Land Company, as per plat and survey thereof on file in the office of the Register of Deeds of Durham County in Plat Book 18, Page 431.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 331, Page 217, Durham County Registry.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 18, Page 431, Durham County Registry.

**Submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.**

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 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, other than the following exceptions:

- 1. Ad valorem taxes for 2018 and subsequent years;
- 2. Zoning ordinances affecting the property; and
- 3. Matters as shown on Plat Book 18, Page 431, Durham County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Booth Real Estate, Inc. \_\_\_\_\_ (SEAL)

By: [Signature]

Name: David D. Booth

Title: Vice - President

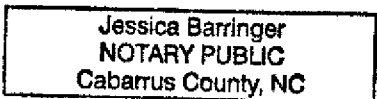
State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document:  
David D. Booth

Witness my hand and Notarial stamp or seal this 13 day of July, 2018.

My Commission Expires: 11/24/2021

(Affix Seal)



[Signature]  
Jessica Barringer Notary Public  
 Notary's Printed or Typed Name