

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
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Book: 8532 Page: 787 Fee: \$ 26.00
Instrument Number: 2018037162
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,600.00
Parcel Identifier No.: 0831-12-86-4426 / Parcel Reference No. 120866

Mail after Recording to: Robert M. Friesen, Esq.
Robbins May & Rich LLP
120 Applecross Road, Pinehurst, NC 28374

Instrument Prepared by: Robert M. Friesen, Esq.
Robbins May & Rich LLP
120 Applecross Road, Pinehurst, NC 28374

Brief description for the Index: 1007 N. Miami Blvd., Durham, NC

THIS DEED made this 26th day of October, 2018, by and between

GRANTOR	GRANTEE
AJJS, LLC , a North Carolina limited liability company 5912 North Beaver Lane Raleigh, NC 27604	William G. Seymour, Holliday S. Worsley, Holly W. Stubbing, Marie R. McLucas and Phil C. Lanning, or their successors, as Trustees of the Seymour Legacy GST Trust u/a/d December 21, 2015 1100 East Morehead Street Charlotte, NC 28204

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

submitted electronically by "Robbins May & Rich LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

See Exhibit "A" attached hereto

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

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 Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, has the right to convey the Property 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 except for the exceptions noted herein.

[Signature Page to Follow]

Exhibit "A"

All that tract or parcel of land lying and being in Durham Township, Durham County, North Carolina and being more particularly described as follows:

BEGINNING at a set iron pipe in the southwestern right-of-way margin of Miami Boulevard (66' public right-of-way), said pipe also being the eastern right-of-way margin of Raynor Street (50' public right-of-way), and from said point of beginning along the southwestern right-of-way margin of Miami Boulevard in two calls as follows: (1) South 70 13' 14" East 43.35 feet to a set iron pipe; thence (2) South 34 02' 35" East 217.47 feet to a set iron pipe located along the beginning of the turnout of the southwestern right-of-way margin of Miami Boulevard into the northern right-of-way margin of Holloway Street (80' public right-of-way); thence with said turnout South 36 56' 35" West 48.54 feet to a set iron pipe; thence along the northern right-of-way margin of Holloway Street in two calls as follows: (1) with the arc of a circular curve to the right having a radius of 764.59 feet, a chord bearing and distance of North 69 49' 54" West 13.40 feet, an arc length of 13.40 feet to a set iron pipe; thence (2) North 70 20' 01" West 171.13 feet to a set iron pipe; thence with the turnout of the northern right-of-way margin of Holloway Street into the eastern right-of-way margin of Raynor Street, with the arc of a circular curve to the right having a radius of 20.00 feet, a chord bearing and distance of North 25 16' 38" West 28.31 feet, an arc length of 31.46 feet to a set iron pipe; thence along the eastern right-of-way margin of Raynor Street, North 19 46' 46" East 155.00 feet to the Point or Place of Beginning; containing 0.610 acres (26,585 square feet); all as shown on a survey entitled "Survey for Jai Shankar, Jasbir Bola and Ravisankar Gopalan" dated March 10, 2006, prepared by Ronald D. Carpenter, Professional Land Surveyor for Triangle Surveyors.

Commonly known as: 1007 N. Miami Blvd., Durham, NC 27703
Parcel ID: 120866 / PIN#: 0831-12-86-4426