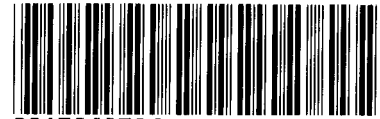


FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 DEC 08 10:10:29 AM  
 BK: 7836 PG: 432-435  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,078.00  
 INSTRUMENT # 2015040534  
 APRILJ



2015040534

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,078.00

Parcel Reference No.: a portion of 168452 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee \_\_\_\_\_

This instrument was prepared by: Morningstar Law Group, 630 Davis Drive, Suite 200, Morrisville, NC 27560

Brief description for the Index: New Lot 1, Plat Book 195, Page 106

THIS DEED made as of the fourth (4<sup>th</sup>) day of December, 2015, by and between

GRANTOR	GRANTEE
<p><b>JOVEN GROUP FOUR</b>, a North Carolina general partnership                      P.O. Box 1599                      Apex, North Carolina 27502</p>	<p><b>HARRIS5 HOLDINGS, LLC</b>, a North Carolina                      limited liability company                      3505 Hillsborough Road                      Durham, North Carolina 27705</p>

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 parcel of land situated in Durham County, North Carolina and more particularly described as follows:

Being all of New Lot 1, containing approximately 21.5446 acres, per plat and survey thereof entitled "Exempt Subdivision Plat – 1035 Junction Road" by Coulter/Jewell/Thames Engineering-Land Surveying-Landscape Architecture, dated July 2, 2015, and recorded in Plat Book 195, Page 106, Durham County Registry, to which reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1438, Page 668.

All or a portion of the property herein conveyed \_\_\_ includes or \_XX\_ 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 the Grantor covenants with the 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 that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the exceptions as shown on Exhibit "A" attached hereto and made a part hereof.

*[Signature pages to follow]*

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

**GRANTOR:**

**JOVEN GROUP FOUR,**  
a North Carolina partnership

By: Leonard Shaffer  
Leonard Shaffer, Managing Partner

STATE OF NORTH CAROLINA       §  
   §  
COUNTY OF Wake                   §

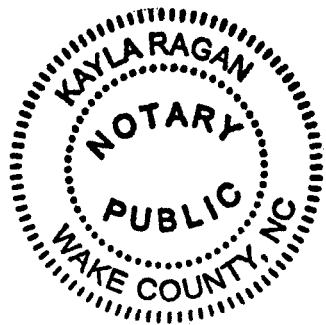
I, Kayla Ragan, a Notary Public of the County and State aforesaid, certify that Leonard Shaffer, whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s);
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a DWCS License; or
- A credible witness has sworn to the identity of the principal(s);

who is the Managing Partner of Joven Group Four, personally appeared before me this day and acknowledged that he is the Managing Partner of Joven Group Four, and that as Managing Partner, being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of Joven Group Four, for the purposes stated therein.

WITNESS my hand and notarial seal this the 25<sup>th</sup> day of November, 2015.

[Affix Seal]



Kayla Ragan  
Notary Public

My Commission Expires: 12-8-2018

**EXHIBIT "A"**  
**Permitted Exceptions as recorded in Durham County Registry**

1. Taxes for the year 2016, and subsequent years, not yet due and payable.
2. Easement(s) to AT&T recorded in Book 98 at Page 463, Book 144 at Page 156 and Book 1441 at Page 894.
3. Easement(s) to Duke Power Company recorded in Book 121 at Page 624 and Book 265 at Page 650.
4. Subject to matters shown on plat entitled "Exempt Subdivision Plat - 1035 Junction Road" recorded in Plat Book 195 at Page 106, including 25' wide City of Durham sanitary sewer located on the Property.