

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Nov 01 01:39 PM NC Rev Stamp: \$ 3890.00
 Book: 8539 Page: 657 Fee: \$ 26.00
 Instrument Number: 2018038394
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,890.00

Parcel Identifier No.: 0821-12-97-2068

This instrument was prepared by: *Weatherspoon & Voltz LLP, 3700 Glenwood Avenue, Suite 250, Raleigh, NC 27612*
 (without benefit of title examination)

Mail after recording to: Grantee

Brief description for the Index: 105 W. Main Street, Durham, NC – Plat Book 98, Page 95, Durham County Registry

THIS DEED made this 1st day of November, 2018, by and between

GRANTOR:	GRANTEE:
KAREN J. GIROUX , unmarried 11484 Club Drive Chapel Hill, NC 27517	105 W MAIN LLC , a North Carolina limited liability company 724 Gimghoul Road Chapel Hill, NC 27514

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described is that real property acquired by Grantor by instrument recorded in Book 4617, Page 828, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 98, Page 95, Durham County Registry.

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.

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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, except for the exceptions hereinafter stated.

See Schedule I attached hereto and incorporated herein by reference.

(Remainder of page blank. Signature page follows.)

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

Karen J. Giroux
Karen J. Giroux

STATE OF FLORIDA
MANATEE COUNTY

I, DANIEL F. KIRBY, a Notary Public for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument:
Karen J. Giroux.

WITNESS my hand and official seal this 29th day of October, 2018.

Daniel F. Kirby
Notary Public
Printed Name of Notary: DANIEL F. KIRBY

My commission expires: AUG. 16, 2022

(Affix Notarial Seal)

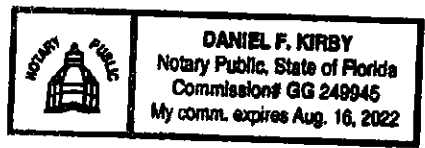


EXHIBIT A

BEGINNING at a PK Nail in the south right of way line of West Main Street, said PK Nail being N 54° 57' 10" W 53.63 feet from the west right-of-way line of South Mangum Street and running thence along and with the west property line of the former G. K Properties tract S 34° 45' 55" W 102.00 feet and N 55° 35' 40" W 27.50 feet to a point in the east property line of North Carolina National Bank, and running thence along and with the east property line of North Carolina National Bank N 36° 02' 26" E 12.25 feet to a PK Nail; thence along and with the center line of three existing masonry walls N 34° 24' E 19.26 feet to a point; thence S 55° 14' 35" E 2.36 feet to a point and N 34° 45' 25" E 70.90 feet to a point in the south right-of-way line of West Main Street; thence along and with the south right-of-way line of West Main Street S 54° 41' 42" E 25.00 feet to a stake, the place and point of BEGINNING and being known as #105 West Main Street as surveyed by George C. Love, Jr., R.L.S., dated December 1, 1960 (Job No. 18116) which is recorded in the Office of the Register of Deeds of Durham County in Plat Book 98, page 95, to which reference is hereby made for a more particular description of same.

SCHEDULE I
PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and subsequent years, not yet due and payable.
2. Subject to matters shown on plat recorded in Plat Book 98 at Page 95.