

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Jan 03 04:15 PM NC Rev Stamp: \$ 1168.00  
Book: 8574 Page: 243 Fee: \$ 26.00  
Instrument Number: 2019000216  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,168.00

Parcel Identifier No. 101918 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2018

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 1018 W. Morgan Street, Durham, NC 27701

THIS DEED is made this 12th day of December, 2018, by and between

GRANTOR	GRANTEE
<b>CHARLES O. BRADSHER and spouse, LAIMA PFOHL</b>	<b>HIGH GOOD, LLC A North Carolina limited liability company</b>
<b>SUZANNE H. BRADSHER and spouse, GREGORY S. ASH</b>	

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

**SEE ATTACHED EXHIBIT A.**

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.

{00054464.DOC} NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002  
Printed by Agreement with the NC Bar Association - 1981  
submitted electronically by "bagwell holt smith-sv"  
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 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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

[Signature] (SEAL)  
CHARLES O. BRADSHER

Address: 7620 Dold Springs Crossing  
Cumming, GA 30041

[Signature] (SEAL)  
LAIMA PFOHL

Address: \_\_\_\_\_

[Signature] (SEAL)  
SUZANNE H. BRADSHER, by  
CHARLES O. BRADSHER, as Agent

Address: \_\_\_\_\_

[Signature] (SEAL)  
GREGORY S. ASH by  
CHARLES O. BRADSHER, as Agent

Address: \_\_\_\_\_

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein \_\_\_\_\_ includes  does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

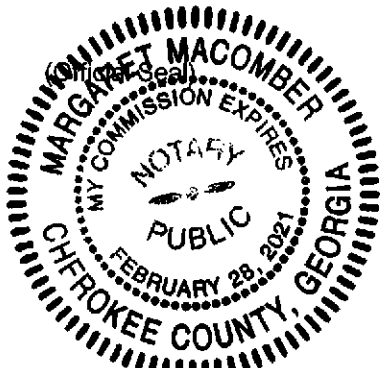
Cherokee County, Georgia  
~~North Carolina~~

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **CHARLES O. BRADSHER**

Date: 12/12/18

[Signature]  
Margaret Macomber Notary Public  
Printed Name of Notary Public

My commission expires: 2/28/21

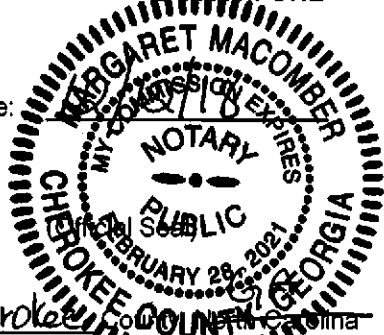


Cherokee County, GA North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

LAIMA PFOHL

Date:



Margaret Macomber

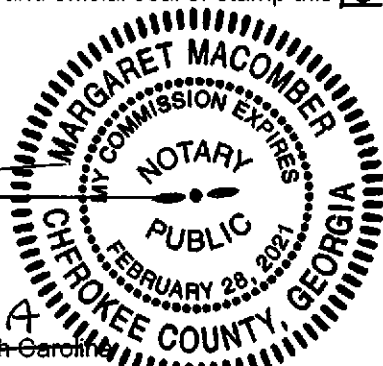
Margaret Macomber, Notary Public  
Printed Name of Notary Public

My commission expires: 2/28/21

Cherokee County, GA North Carolina

I, Margaret Macomber, a Notary Public for Cherokee County, GA North Carolina, do hereby certify that CHARLES O. BRADSHER, Agent for SUZANNE H. BRADSHER, personally appeared before me this day and being duly sworn executed the foregoing instrument for and on behalf of the said SUZANNE H. BRADSHER and that his/her authority to execute and acknowledge this instrument is contained in the Power of Attorney duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Durham, State of North Carolina on the 33 day of April 1981, and that this instrument was executed on behalf of SUZANNE H. BRADSHER under and by virtue of the authority given by said Power of Attorney, for the purposes therein expressed.

Witness my hand and official seal or stamp this 12 day of Dec, 2018.



My Commission Expires:

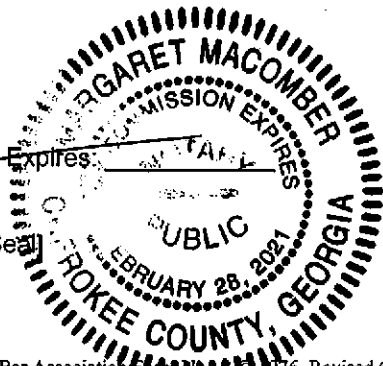
Margaret Macomber  
2/28/21, Notary Public  
Printed Name of Notary

[Notary Stamp/Seal]

Cherokee County, GA North Carolina

I, Margaret Macomber, a Notary Public for Cherokee County, GA North Carolina, do hereby certify that CHARLES O. BRADSHER, Agent for GREGORY S. ASH, personally appeared before me this day and being duly sworn executed the foregoing instrument for and on behalf of the said GREGORY S. ASH and that his/her authority to execute and acknowledge this instrument is contained in the Power of Attorney duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Durham, State of North Carolina on the 11 day of Dec, 2018, and that this instrument was executed on behalf of GREGORY S. ASH under and by virtue of the authority given by said Power of Attorney, for the purposes therein expressed.

Witness my hand and official seal or stamp this 12 day of Dec, 2018.



My Commission Expires:

Margaret Macomber  
2/28/21, Notary Public Margaret Macomber  
Printed Name of Notary

[Notary Stamp/Seal]

**EXHIBIT A**

**BEGINNING** at a stake in the property line on the east side of Watts Street, said stake being a point where the east side of Watts Street intersects with the south side of an alley and running thence along and with the south side of said alley in an easterly direction 125.8 feet to a stake in Redmond's line; thence South  $37^{\circ} 40'$  East 56.71 feet to a stake on the north side of Morgan Street; thence with the north side of Morgan Street South  $73^{\circ} 21'$  West 72.8 feet to a stake, the beginning of an arc; thence along with said arc, the radius of which is 15 feet, for a distance of 27.75 feet to a stake on the east side of Watts Street; thence along and with the property line on the east side of Watts Street North  $0^{\circ} 30'$  West 51.95 feet to a stake, the point and place of beginning and being known as 106 Watts Street and the property formerly owned by W. S. and Lena T. Borland, as per plat and survey thereof now on file in the Office of Register of Deeds of Durham County, to which reference is hereby made for a more particular description.

There is included in this deed any right, title and interest that the Grantors herein might hold and own in and to an alley on the North side of said property.