



**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$ 440.00

Recording Time, Book and Page

Parcel Ref. No. 159037

Parcel Identifier No. 0851-03-03-2228

Mail after recording to: Grantee: 9500 Misty Creek Lane, Raleigh, NC 27617

This instrument was prepared by: William W. Browning, Atty (17-003)

THIS DEED made this 29th day of December, 2016, by and between

GRANTOR

HARRIS CONSTRUCTION COMPANY, INC.
 2421 Bonnie Brae Road, Durham, NC 27704

GRANTEE

EMAN NC, LLC
 9500 Misty Creek Lane, Raleigh, NC 27617

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 and more particularly described as follows:

TRACT ONE: LYING on the eastern side of Clayton Road and being all of Lots 7, 8 & 9 of the I.G. HARRIS SUBDIVISION as per plat and survey thereof now on file in Plat Book 31 at Page 101 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

TRACT TWO: CONTAINING 23,133 square feet, more or less, and being all of Lot 2 of the PROPERTY OF NELLIE W. HARRIS ESTATE as per plat and survey thereof now on file in Plat Book 111 at Page 43 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 108 Clayton Road.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1286 Page 762 and Book 314, Page 545, Durham County Registry.

A map showing the above described property is recorded in Plat Book 31, Page 101, and referenced within this instrument.

The above described property does does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

HARRIS CONSTRUCTION COMPANY, INC.

By: Deborah Harris Hudson
Deborah Harris Hudson
Vice President

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Vallyre R Hyers, a Notary Public of the County and State aforesaid, certify that Deborah Harris Hudson personally appeared before me this day and acknowledged that she is Vice President of Harris Construction Company, Inc., a North Carolina Corporation, and that as Vice President being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 30th day of December, 2016.

My Commission Expires: 11/22/20

[Signature]
Notary Public

Print Notary Name: Vallyre R Hyers

