

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 FEB 19 02:23:54 PM
 BK:7876 PG:177-181
 DEED
 FEE:\$26.00
 EXCISE TAX: \$2,700.00
 INSTRUMENT # 2016004945
 SMMARSH



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,700.00

Parcel Identifier No. 9798-04-72-9836 and 9798-04-82-2889

Prepared by: Christina Freeman Pearsall, Esq., Schell Bray PLLC, P.O. Box 21847,
 Greensboro, NC 27420

Brief Description for the Index: 110 and 122 Stancell Drive, Durham County

THIS DEED made as of this 19th day of February 2016, by and between

GRANTOR	GRANTEE
MEADOWMONT FARMS, L.L.C., a North Carolina limited liability company 3200 Croasdaile Drive, Suite 201 Durham, NC 27705	DuB PROPERTIES, LLC, a North Carolina limited liability company 3818 Burlington Road Greensboro, NC 27405

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:

BEING all of the property identified as Lots 1 and 2 on plat entitled "110 & 122 Stancell Drive Recombination and Private Easement Plat" recorded in Book 193, Page 320 of the Durham County, North Carolina Register of Deeds.

And, without warranty, express or implied, any and all interest of Grantor in the following parcels situated in Durham County, North Carolina:

BEGINNING at a stake in the property line on the south side of N.C. Highway #54, J.L. Hancock's corner, and running thence South 5° West 200 feet to an iron stake; thence West 764 feet to an iron stake, said stake being South 75° 45' East 15 feet from the property line on the Easterly side of a county road; thence North 72° East 450 feet to an iron stake in the property line on the South side of said N.C. Highway #54; thence along and with the property line on the South side of said Highway North 83° 50' East 159.5 feet to a stake; thence continuing along and with the property line on the south side of said Highway North 75° 30' East 200 feet to the stake, the place and point of beginning, containing 1.97 acres, more or less, as shown by plat of S.W. Credle, C.E., dated July 1, 1940, being the same property conveyed to D. St. Pierre DuBose and wife, Valinda Hill DuBose in Deed dated July 2, 1940 and recorded in Book 137, Page 31 of the Durham County Register of Deeds.

Adjoining the lands of W.C. Coker, Donnie Sparrow, North Carolina State Highway No. 54, Old Durham Road, a Country Road and others, being a triangular piece of land bounded on the northerly side by North Carolina State Highway No. 54, (the New Highway from Chapel Hill to Nelson), on the westerly side of a new County road recently built that intersects said Highway, and on the southerly side by the Old Durham Road, beginning at an iron pin the east line of said New County Road at the intersection of its east line with the south line of said Highway, running thence with the Highway South 80° 4' East 318-3/10 feet to an iron pin a few feet southward from the south line of said Highway and twenty six feet southward from the center line of said Highway, corner of W.C. Coker, N.T. Lloyd Estate and Donnie Sparrow, in the center of the Old Durham Road; thence with the center of the Old Durham Road, said Sparrow's line South 72° West 450 feet to an iron pin in the center of said Old Durham Road, corner of Donnie Sparrow, Fannie Hancock and W.C. Coker, thence with said Hancock's line North 71° 52' West 24 8/10 feet to an iron pin in the east line of said New County Road; thence with the east line of said road North 26° 54' East 231 feet to the beginning, as surveyed and platted by A. Hollett and M.S. Carter, December 19, 1928, and being the same land conveyed to Jack W. Sparrow, by deed of W.C. Coker, dated December 20, 1928, registered in the office of the Register of Deeds of Durham County, N.C., in Deed Book 94, at Page 355, and being the same land conveyed to Ella Tilley, by Deed of Jack Sparrow and wife, dated April 3, 1929 registered in said Register's office in Book 97, Page 31, and being the same property conveyed to D. St. Pierre DuBose and wife, Valinda Hill DuBose in Deed dated December 14, 1936 and recorded in Book 120, Page 46 of the Durham County Register of Deeds.

The property hereinabove described and subject to Grantor's warranty was acquired by Grantor by Instrument recorded in Book 2094, Page 392, Durham County Registry.

All or a portion of the property herein conveyed 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 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, other than the following exceptions:

Ad valorem taxes for the current and subsequent years, those Permitted Exceptions set forth in Exhibit "A" attached hereto and incorporated herein by reference, and any zoning ordinances affecting the subject property.

[Signature on following page]

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

**MEADOWMONT FARMS,
L.L.C.**, a North Carolina limited liability company

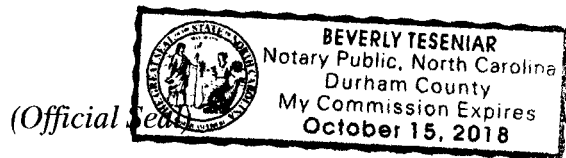
By: *John McNeely DuBose*
John McNeely DuBose, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John McNeely DuBose.

Date: 2/18, 2016



Beverly Teseniar
Official Signature of Notary

Beverly Teseniar
Notary Public
Printed or typed name

My commission expires: 10/15/18.

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Matters shown on Subdivision map recorded in Book 108, Page 47 and Book 193, Page 320, Durham County Register of Deeds.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the subject property that would be disclosed by an accurate and complete land survey of the subject property.
3. Right of Way Agreement with the State Highway Commission recorded in Book 273, Page 66 of the Durham County Register of Deeds.
4. Right of Way Agreement with the State Highway Commission recorded in Book 327, Page 554-555 of the Durham County Register of Deeds. Declaration of Abandonment and Disclaimer recorded in Book 1214, Page 70 of the Durham County Register of Deeds, executed by the Department of Transportation, successor agency to the State Highway Commission, for 1.68 acres of the Right-of-Way given in Book 327, Pages 554-555, said property shown on Plat Book 108, Page 47 of the Durham County Register of Deeds.
5. Rights of tenants in possession, as tenants only, under unrecorded leases.