

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jun 08 11:13 AM NC Rev Stamp: \$ 3400.00
Book: 8441 Page: 142 Fee: \$ 26.00
Instrument Number: 2018019583
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,400.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index:

THIS DEED made this 7th day of June, 2018 by and between

GRANTOR	GRANTEE
Triangle Funeral Services, Inc., a North Carolina corporation	1105 Main Street, LLC, a North Carolina limited liability company
ADDRESS: 223 Hwy 70 East Garner, NC 27529	ADDRESS: 1450 Environ Way Chapel Hill, NC 27517

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:

See Exhibit A attached hereto and incorporated herein

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1934, Page 665, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 199, Page 65, Durham County Registry.

KC: 376303
submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 following exceptions:

1. 2018 and subsequent years ad valorem taxes;
2. Zoning ordinances;
3. Matters shown in plats recorded in Plat Book 128, Page 158; Plat Book 183, Page 212; and Plat Book 199, Page 65, Durham County Registry; and
4. Matters shown on the survey of the property by Ronald T. Frederick, P.L.S. of the John R. McAdams Company, Inc. dated on or about June 4, 2018, having file name EWP17000-AT2.

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

Triangle Funeral Services, Inc.
a North Carolina corporation

By: [Signature]
Mark T. Higgins, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Mark T. Higgins

Witness my hand and Notarial stamp or seal this 27th day of June 2018.

My Commission Expires: 2/2/19

(Affix Seal)

[Signature]
Notary Public

William A. Anderson III
Printed name

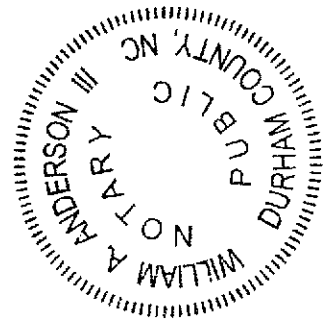


EXHIBIT A

IN THE STATE OF NORTH CAROLINA, COUNTY OF DURHAM,

BEING ALL OF NEW LOT 1 AS SHOWN ON PLAT BOOK 199, PAGE 65 OF THE DURHAM COUNTY REGISTER OF DEEDS AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT AN EXISTING "PARKER KALON" NAIL ON THE SOUTHERN RIGHT OF WAY OF WEST MAIN STREET, THE POINT OF COMMENCEMENT (P.O.C.); SAID NAIL HAVING AN NC GRID NAD 83 COORDINATE OF N: 819,325.19, E: 2,026,263.42; THENCE WITH SAID RIGHT OF WAY NORTH 52°08'48" WEST A DISTANCE OF 91.64 FEET AN IRON PIPE, THE POINT OF BEGINNING (P.O.B.); THENCE LEAVING SAID RIGHT OF WAY SOUTH 35°55'52" WEST A DISTANCE OF 131.99 FEET TO AN IRON PIPE; THENCE SOUTH 37°02'52" WEST A DISTANCE OF 113.04 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF WEST PEABODY STREET; THENCE WITH SAID RIGHT OF WAY NORTH 38°36'09" WEST A DISTANCE OF 158.90 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY NORTH 38°47'55" EAST A DISTANCE OF 109.17 FEET TO AN IRON PIPE; THENCE SOUTH 53°48'05" EAST A DISTANCE OF 1.00 FOOT TO AN IRON PIPE; THENCE NORTH 36°11'55" EAST A DISTANCE OF 42.87 FEET TO AN IRON PIPE; THENCE NORTH 37°43'39" EAST A DISTANCE OF 55.76 FEET TO AN IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WEST MAIN STREET; THENCE WITH SAID RIGHT OF WAY SOUTH 52°07'18" EAST A DISTANCE OF 147.03 FEET TO AN IRON PIPE THE POINT OF BEGINNING; CONTAINING 34,103 SQUARE FEET OR 0.78 ACRES.

BEING THE SAME PROPERTY SHOWN ON THAT SURVEY TITLED "1105 W. MAIN ST, MIXED USE, CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA," DATED JUNE 4, 2018, PREPARED BY THE JOHN R. MCADAMS COMPANY, INC.