

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jun 24 02:06 PM NC Rev Stamp: \$ 590.00
Book: 7961 Page: 137 Fee: \$ 26.00
Instrument Number: 2016020748
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$590.00

PIN: 0821-06-47-5709

Prepared by: **Richard M. Hutson, II, Esq.**

Mail to: **Grantee**

Brief Description for index 1114-1118 W. Chapel Hill Street

THIS DEED made this 22nd day of June, 2016, by and between

GRANTOR	GRANTEE
M. M. Fowler, Inc. 4220 Neal Road Durham NC 27705	Seminary Avenue Redux II LLC 2814 Chapel Hill Street Durham, NC 27707

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 437, at page 531.

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:

- 2016 ad valorem taxes which have not yet become due and payable.
- Rights of tenants in possession.

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

M. M. FOWLER, INC.

By: *M. L. Barnes, Jr.*
M. L. Barnes, Jr., President

STATE OF NORTH CAROLINA
COUNTY DURHAM

I, the undersigned, a Notary Public, do hereby certify that **M. L. Barnes, Jr.**, personally appeared before me this day and acknowledged that he is the President of M. M. FOWLER, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in his name as President.

Witness my hand and official stamp or seal, this 22 day of June, 2016.

Selena L. Brown
Notary Public

My commission expires:

10/24/18

Print Name: Selena L. Brown



EXHIBIT A

BEGINNING at a stake on the east side of Gattis Street, 12.6 feet in a northerly direction from the north side of West Chapel Hill Street Extended, and running thence North 1 degree 2 minutes West 87.4 feet to a stake; thence North 86 degrees 3 minutes East 139.9 feet to a stake in the west line of the Farabow Estate; thence along and with the west line of said Farabow Estate South 0 degrees 34 minutes East 100 feet to a stake on the north side of West Chapel Hill Street; thence along and with the north side of said West Chapel Hill Street South 86 degrees 3 minutes West 126.4 feet to a stake at the beginning of a curve; thence to the right in a curved line, whose radius is 12 feet, 19.5 feet to a stake on the east side of Gattis Street, the point of beginning, as fully shown on the plat of same by Hunter Jones, C.E., dated February 1939, and being the property described in a deed to Gulf Oil Corporation from Charles A. King, et. al., dated May 17, 1939, and recorded in Book 131, page 433, in the Office of Register of Deeds, for Durham County, North Carolina.