


REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2019 Dec 20 04:28:02 PM  
 BK:8833 PG:177-181  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2019047628  
 EXCISE TAX: \$670.00  
 APRILJ



Excise Tax: \$670.00  
 Parcel Identification Number: 166191

Recording Time, Book and Page

Mail after recording to: *George W. Miller, Jr. Atty*  
 Grantee *3511 Shannon Rd, Suite 140. P.O. Box 51429*  
*Durham, NC 27717*

This instrument was prepared by: Whitney L. Hosey, Narron Wenzel, PA, PO Box 1567, Smithfield, NC 27577  
 [NO TITLE EXAMINATION]

Brief Description for the Index: 115 Sherron Road

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 16<sup>th</sup> day of December 2019, by and between:

**GRANTOR:**

**BARNES & PERRY, LLC, a North Carolina limited liability company**  
**518 Plaza Boulevard**  
**Kinston, North Carolina 28501**

**GRANTEE:**

**DURHAM COUNTY ABC BOARD, a Political Subdivision of the State of North Carolina**  
**2634 Durham Chapel Hill Boulevard, Ste. 10**  
**Durham, North Carolina 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 Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is not the primary resident 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 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, except for the exceptions stated in Exhibit B, such exhibit being attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

REMAINDER OF PAGE LEFT BLANK;  
SIGNATURE PAGE TO FOLLOW

**BARNES & PERRY, LLC,**  
A North Carolina limited liability company

BY: *Ely J. Perry, III*  
Print Name: Ely J. Perry, III  
Print Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

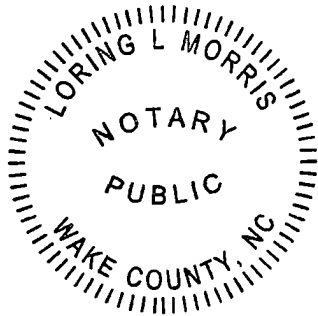
I, LORING L. MORRIS, a Notary Public, in and for said County and State, do hereby certify that Ely J. Perry, III, Manager for Barnes & Perry, LLC, a North Carolina limited liability company, being duly authorized, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Grantor.

Witness my hand and official stamp or seal, this 16<sup>th</sup> day of December 2019.

My commission expires: 4/9/22

*Loring L. Morris*  
Notary Public

[Insert Seal]



[Signature Page to Deed]

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**Parcel ID: 166191**

BEING all of Tract 2B, containing 1.217 acres, more or less, Ravenstone Commons Development, as shown on that certain plat entitled "Final Plat Minor Subdivision Tract #2, Ravenstone Commons Dev." and recorded in Plat Book 178, Page 4, Durham County Registry.

**SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF PUBLIC RECORD.**

For chain of title information, see Book 5481, page 581, Durham County Registry.

**EXHIBIT B**  
**EXCEPTIONS**

1. 2020 Ad Valorem Taxes