



20170123000013330 DEED  
Bk:RB6253 Pg:257  
01/23/2017 11:48:35 AM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1300.00

*aw*

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,300

Real Estate ID # ~~9799689335~~ **9799-78-0414 RLB**

Mail to: Grantee

This instrument was prepared by: Christina Goshaw Hinkle, Attorney at Law (without title search)

Brief description for the Index: Lot 1, Property of J. B. Stinson and wife; 120 Old Durham Rd.

THIS DEED made this 17<sup>th</sup> day of January, 2017, by and between

GRANTOR	GRANTEE
<p><b>JENNIFER C. CREADICK, a widow,</b> in her individual capacity,</p> <p><b>and</b></p> <p><b>JENNIFER C. CREADICK,</b> in her capacity as the Executrix of the Estate of <b>ROBERT NOWELL CREADICK*</b></p> <p><b>Address for both Grantors:</b></p> <p><b>4 Sinclair Circle</b> <b>Durham, NC 27705</b></p>	<p><b>LG 1810 FORDHAM BLVD, LLC,</b> a Texas Limited Liability Company</p> <p><b>Address for Grantee:</b></p> <p><b>5970 Fairview Road, Suite 450</b> <b>Charlotte, NC 28210</b></p>

This Property was not the principal residence of Grantor.

\* The Executrix of the Estate of Robert Nowell Creadick joins in this Deed to convey any rights or interest the Estate may have in the Property.



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 Orange County, North Carolina and more particularly described as follows:

BEGINNING at an iron found in the southern margin of Legion Road Extension, formerly known as Old Durham Road, S.R. 1740, the northeast corner of Lot 2, Property of J. B. Stinson, as shown on plat recorded in Plat Book 4, Page 183, Orange County Registry, to which plat reference is hereby made, and running thence along and with the southern margin of said road, South 86 degrees 15 minutes 00 seconds East 75.0 feet; thence South 03 degrees 39 minutes 18 seconds West 231.71 feet; thence North 86 degrees 15 minutes 00 seconds West 75.0 feet to the southeast corner of Lot 2 aforesaid; thence North 03 degrees 39 minutes 18 seconds East 231.71 feet to the point and place of BEGINNING, all as shown on survey entitled "Property of Hillmusic, Inc.," dated March 22, 1982, by Alois Callemyn, R.L.S., and being the same property conveyed in Deed Book 370, Page 572, Orange County Registry, as Lot 1, Property of J.B. Stinson and wife, as shown on Plat Book 4, Page 183, Orange County Registry, there being an obvious scrivener's error concerning the easternmost line of said lot **LESS AND EXCEPT** that portion of the property conveyed to the Department of Transportation by deed dated August 25, 2016 and recorded in Book 6244, Page 418 of the Orange County Registry.


See instruments recorded in Book 384, Page 577, and Book 6039, Page 367, of the Orange County Registry for reference. See also Durham Estate File Nos. 16 E 435, 16 E 705 and 16 E 761. Robert Nowell Creadick, the sole shareholder of Hillmusic Incorporated, died on November 5, 2015. His widow, Jennifer C. Creadick, is the sole beneficiary of his estate.

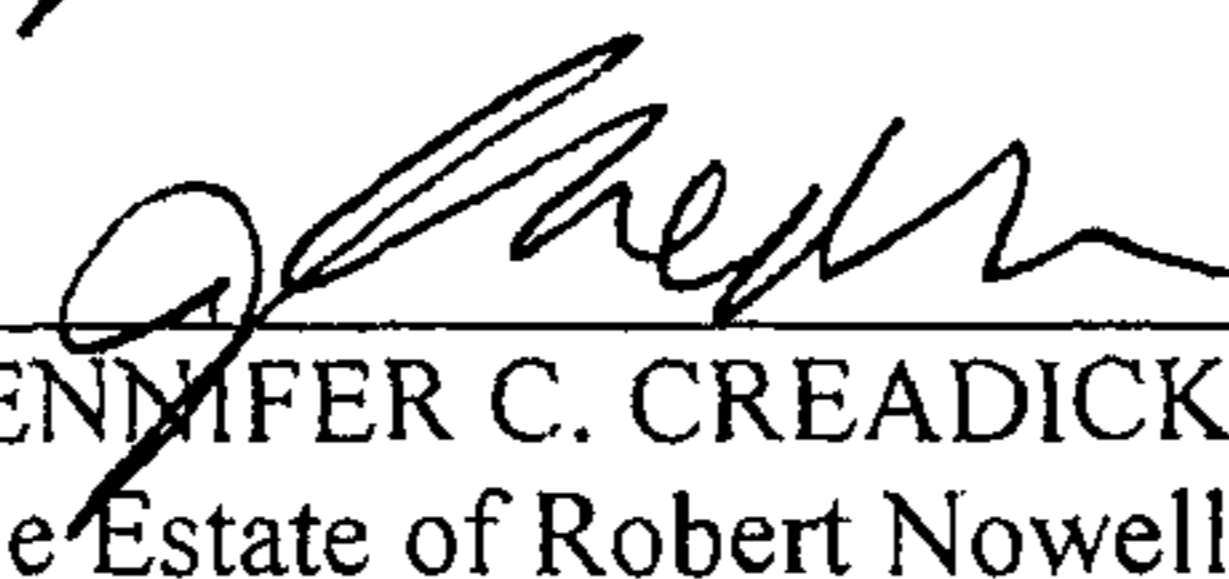
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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) The lien of ad valorem real property taxes not yet due and payable.
- 2) Any easements, restrictions and other exceptions of record.

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

 (SEAL)  
JENNIFER C. CREADICK, in her individual capacity

 (SEAL)  
JENNIFER C. CREADICK, Executrix of  
the Estate of Robert Nowell Creadick



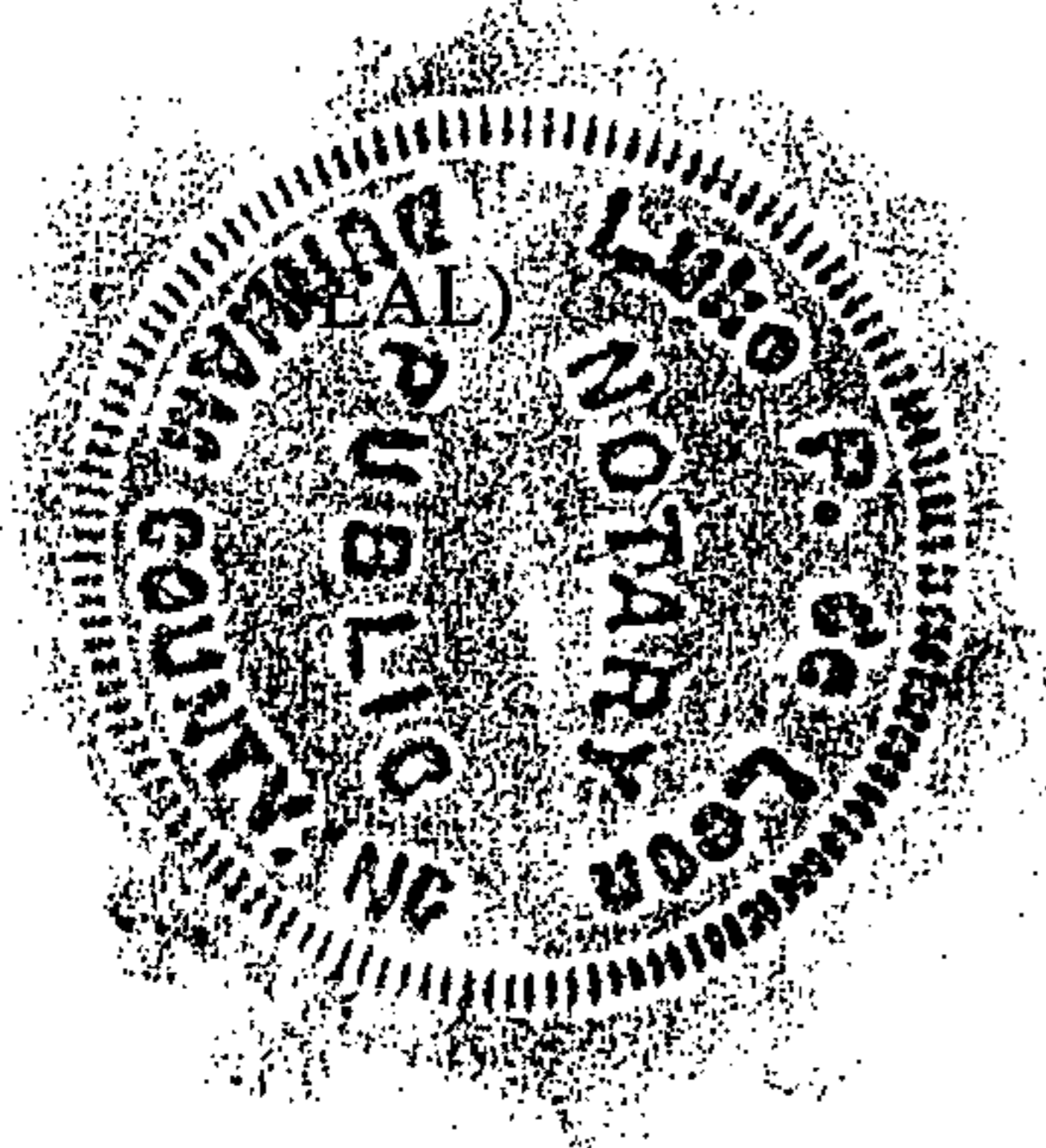
STATE OF NORTH CAROLINA,  
COUNTY OF Orange

I, the undersigned Notary Public of the County and State aforesaid, certify that JENNIFER C. CREADICK personally appeared before me this day and acknowledged the due execution of the foregoing General Warranty Deed for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17<sup>th</sup> day of January, 2017.

My Commission Expires: 05/31/2020

Luke P de Leon

Notary Public's Signature



Luke P de Leon

Notary Public's Printed Name

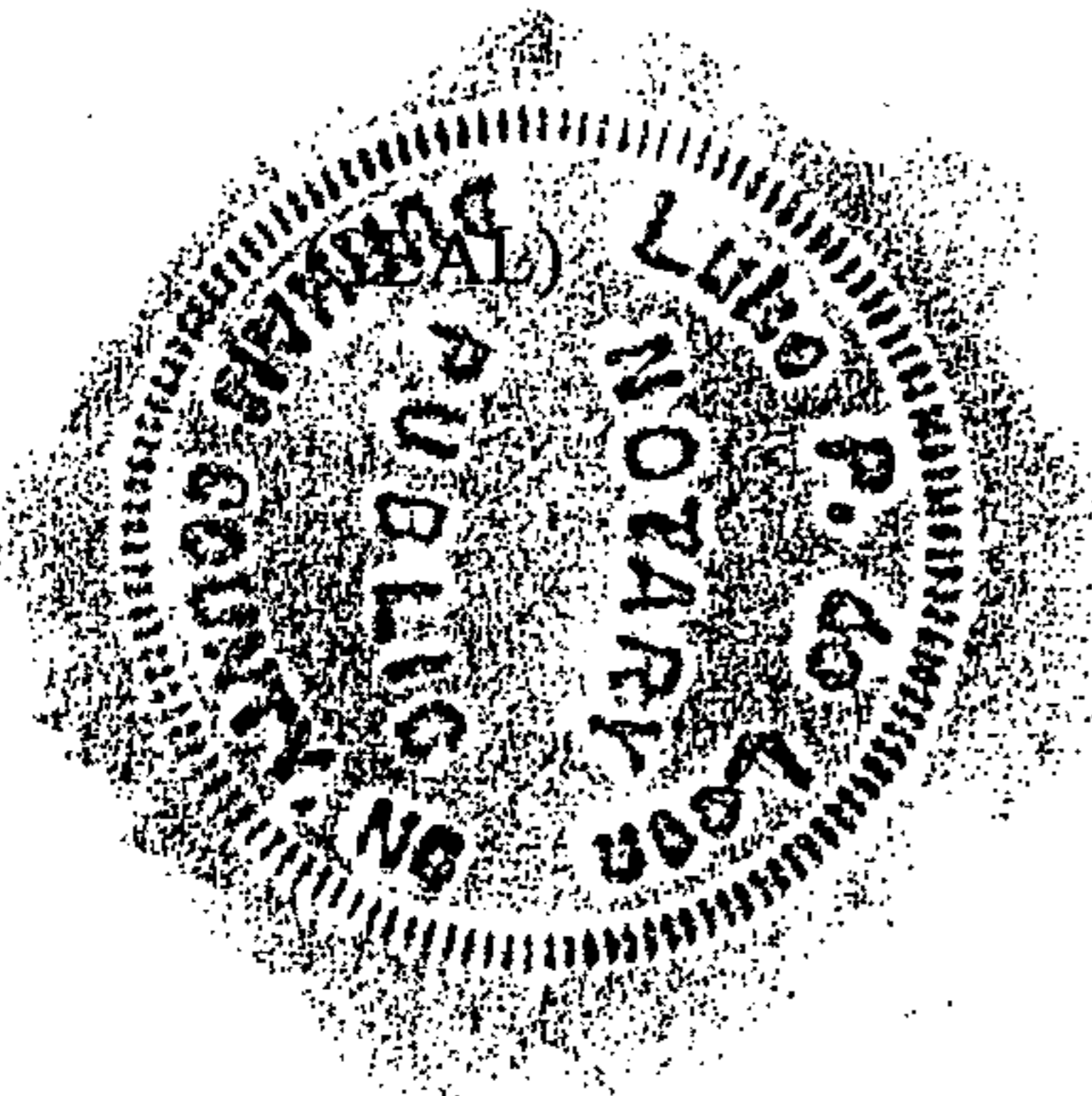
STATE OF NORTH CAROLINA,  
COUNTY OF Orange

I, the undersigned Notary Public of the County and State aforesaid, certify that JENNIFER C. CREADICK, in her capacity as Executrix of the Estate of Robert Nowell Creadick, personally appeared before me this day and acknowledged the due execution of the foregoing General Warranty Deed for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17<sup>th</sup> day of January, 2017.

My Commission Expires: 05/31/2020

Luke P de Leon

Notary Public's Signature



Luke P de Leon

Notary Public's Printed Name