

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Mar 27 09:58 AM NC Rev Stamp: \$ 3000.00
Book: 8620 Page: 132 Fee: \$ 26.00
Instrument Number: 2019009227
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,000.00

Parcel Identifier No. 125246 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: Lot A, 1.87 acres, Plat Book 189, Page 377, Durham County Registry.

THIS DEED made this 27 day of March 2019, by and between

GRANTOR

GRANTEE

Bunn Properties II, LLC,
a North Carolina limited liability company

REA Riddle Rd., LLC,
a North Carolina limited liability company

ADDRESS: 1111 Oberlin Road
Raleigh, NC 27605

ADDRESS: P.O. Box 52328
Durham, NC 27717

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 6992, Page 469, 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 189, Page 377, Durham County Registry.

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 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:

- 1. 2019 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Easements, rights-of-way, covenants and restrictions of record.

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

Bunn Properties II, LLC (SEAL)

By: Wilton Leroy Bunn WILTON LEROY BUNN
 Name: BUNN PROPERTIES II LLC
 Title: MANAGER AND MEMBER

State of Florida - County of Collier Collier,
 I, the undersigned Notary Public of the County of Florida and State aforesaid, certify that the following person personally appeared before me this day, acknowledging, to me that (s)he sign the foregoing document: Wilton Leroy Bunn

Witness my hand and Notarial stamp or seal this 25 day of March, 2019.

My Commission Expires: Apr. 25, 2020

(Affix Seal)

Michelle Boyer
Michelle Boyer Notary Public
 Notary's Printed or Typed Name

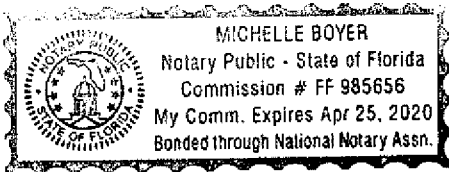


EXHIBIT A

BEING all of Lot 1, containing 1.87 acres, more or less, as shown on that plat entitled "Final Recombination Plat of 121 S. LaSalle St., 105 S. LaSalle St., Durham, NC 27705" as per plat and survey by S.D. Puckett & Associates dated May 21, 2012 and now on record in the Office of the Register of Deeds of Durham County in Plat Book 189, Page 377, to which plat reference is hereby made for a more particular description of same.

TOGETHER WITH those easements as outlined in Declaration of Joint Driveway Easement and Maintenance Agreement recorded in Book 6992, Page 473, Durham County Registry. As affected by that Administrative Notice to correct Grantor name recorded in Book 7467, Page 435, Durham County Registry.

TOGETHER WITH those easements as outlined in that Private Water and Sewer Maintenance Agreement recorded in Book 7815, Page 45, Durham County Registry. As corrected and modified by that Private Water and Sewer Maintenance Agreement recorded in Book 7835, Page 361, Durham County Registry. Further corrected by those Corrective Affidavits recorded in Book 7857, Page 609; and Book 7875, Page 351, Durham County Registry.