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Bk:RB5848 Pg:282
09/22/2014 12:50:11 PM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$560.00



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560⁰⁰

Parcel Identifier No. 0803-32-4208 Verified by LC County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: C. Thomas Biggs, Attorney

Brief description for the Index: 13.519 Acres, Property surveyed for John Coates Properties, LLC

THIS DEED made this 11th day of September, 2014, by and between

GRANTOR	GRANTEE
H. M. ROLL, INC. c/o Carolina Construction Co. 943 Morreene Road, Suite A-4 Durham, NC 27705	JOHN COATES PROPERTIES, LLC 4900 Hillsborough Road Durham, NC 27705

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

That parcel of land containing 13.519 Acres, more or less, being described on EXHIBIT A attached hereto and made a part hereof as if specifically set forth at this point.

No portion of the property being herein conveyed is the principal residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3604 page 343

A map showing the above described property is recorded in Plat Book _____ page _____

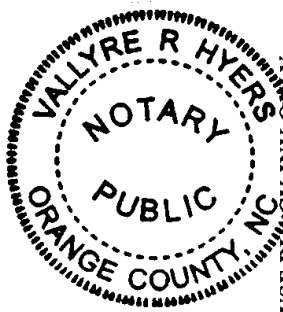
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is 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:

Easements of record.

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

H. M. ROLL, INC. (SEAL)
(Entity Name)
By: [Signature] Title: H. M. Roll, Jr., President (SEAL)
By: _____ (SEAL)
By: _____ (SEAL)
Title: _____
Title: _____
USE BLACK INK ONLY

USE BLACK INK ONLY State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my
hand and Notarial stamp or seal this _____ day of _____, 20__
My Commission Expires: _____
Notary Public



USE BLACK INK ONLY State of North Carolina - County of Durham
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
H. M. Roll, Jr. personally came before me this day and
acknowledged that he is the President of H. M. Roll, Inc.,
a North Carolina ~~corporation/limited liability company/general partnership/limited
partnership (strike through the inapplicable)~~, and that by authority duly given and as the act of each entity,
he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and
Notarial stamp or seal this 17th day of September, 2014
My Commission Expires: 11/22/16
Notary Public

USE BLACK INK ONLY State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal this _____ day of _____, 20__
My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds



EXHIBIT A

BEGINNING at an iron pin situated in the northern right of way line for Byrd Road, as it intersects the eastern boundary for the subject property; thence running North 27° 35' 17" East 41.17 feet to a pin; thence North 39° 25' 40" West 25.74 feet to a pin; thence North 06° 37' 44" East 27.88 feet to a pin; thence North 43° 44' 52" East 23.04 feet to a pin; thence North 51° 11' 14" East 34.46 feet to a pin; thence North 75° 37' 34" East 120.97 feet to a pin; thence North 20° 32' 02" East 63.21 feet to a pin situated in the southern right of way line of Interstate Highway 85; thence with said southern right of way line, North 87° 55' 00" West 1,073.69 feet to a pin; thence South 06° 38' 46" East 121.79 feet to a pin; thence South 06° 45' 22" East 273.73 feet to a pin; thence South 11° 32' 46" East 320.52 feet to a pin in the Micol Line; thence with the said Micol Line, South 87° 09' 22" East 724.74 feet to a pin; thence North 02° 10' 27" East 426.21 feet to a pin situated in the southern right of way line for Byrd Road; thence crossing the said road, North 02° 11' 18" East 16.51 feet to a pin; thence North 34° 09' 10" East 60.22 feet to a pin, the point and place of BEGINNING, containing 13.51937 acres, more or less, according to that plat of survey of Property of John Coates Properties, LLC by W.G. Autry Land Surveyor dated 09-11-2014, to which reference is made for a more particular description, and being that same property described in Book 3604 at Page 343, Orange County Registry. See also Plat Book 9, Page 33 of the Orange County Registry. This being property formerly owned by Hubert and Mamie Browning. See Durham County Estate File 97-E-035.

PIN No.: 0803-32-4208

