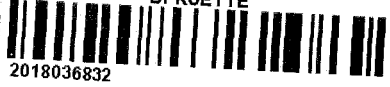


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Oct 19 04:12:11 PM
 BK:8531 PG:183-185
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018036832
 EXCISE TAX: \$1,300.00
 D~~P~~RUETTE

 2018036832

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$1,300.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No.

Mail after recording to: GRANTEE
 This instrument was prepared by: PERRY, PERRY & PERRY, P.A.

THIS DEED made this 18th day of October, 2018 by and between

GRANTOR

TRIANGLE DAY CARE CENTER, LLC

GRANTEE

TURNER-RIDDLE, LLC

3008 Dixon Road
 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 and more particularly described as follows:

“SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A”

All of the property hereinabove was acquired by Grantor in Book 5066, Page 345, Durham County Register of Deeds.

The above described property does does not include the primary residence 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 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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

TRIANGLE DAY CARE CENTER, LLC

By: Annie Smith Vample, Manager (SEAL)
Annie Smith Vample, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, a Notary Public of the County and State aforesaid, certify that Annie Smith Vample, as Manager of Triangle Day Care Center, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledging that she executed the foregoing instrument in such capacity.

Witness my hand and official stamp or seal, this the 18th day of October, 2018.

My Commission Expires: February 9, 2023

John W. Perry
Notary Public

Print Notary Name: John W. Perry

Seal - Stamp

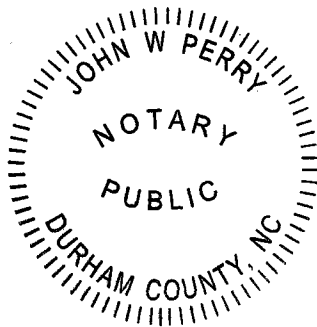


EXHIBIT A

(Description of Property)

Exhibit A where the Real Property or its address is commonly known as 1301 Riddle Road, Durham, North Carolina 27713. The Real Property tax identification number is 133847.

Description of Property

BEGINNING at a stake in the northern margin of Riddle Road, as shown on the plat hereinafter referred to, and running thence along and with the northern margin of Riddle Road, South 76° 18' 48" West, a distance of 234 56 feet to a stake in the northern margin of said Riddle Road, and running thence North 4° 44' 40" East, a distance of 148 95 feet to a stake, and running thence North 14° 26' 02" West, a distance of 50 84 feet to a stake, and running thence North 5° 20' 30" East, a distance of 104 31 feet to a stake in a 10-foot private sewer easement, as shown on the plat hereinafter referred to, and running thence North 25° 33' 44" East, a distance of 77 27 feet to a stake, and running thence South 86° 33' 30" East, a distance of 146 50 feet to a stake, and running thence South 28° 01' 24" East, a distance of 93 02 feet to a stake, and running thence South 1° 13' 30" West, a distance of 224 94 feet to a stake in the northern margin of said Riddle Road and being shown on a plat and survey prepared by Jerry L. Hunt, dated 27 April, 1985, Job #7120, entitled "Property of Durham Nursery School Association," reference to which is hereby made for a more particular description of same. This is a portion of the property which was deeded to Alfred W. Walker and his then wife, Myrtle L. Walker, from Mack L. Vickers, Jr., et al, dated 26 June, 1985 and recorded in Book 1005 at Page 985 of the Durham County Registry.

Also included as part of this conveyance is the right to use the 10-foot private sewer easement mentioned above in the description which leads from the subject property out across retained lands of Durham Nursery School Association to Delray Street, as shown on the above-referred to plat.