

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 AUG 21 01:45:49 PM
BK: 7770 PG: 934-936
DEED
FEE: \$26.00
EXCISE TAX: \$194.00
INSTRUMENT # 2015027895
NDEGREE



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$194.00

Parcel Identifier Nos. 152974 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: 1401 E. NC Hwy 54

THIS DEED made this 20TH day of August 2015, by and between

GRANTOR	GRANTEE
MADDRY & COMPANY, INC. a North Carolina corporation	TLF-MAYBROOK, LLC a North Carolina limited liability company
2120 Frank Timberlake Road Timberlake, NC 27583	8801 Fast Park Drive, Suite 301 Raleigh, NC 27617

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

All or a portion of the property herein conveyed 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, other than the following exceptions:

Ad valorem tax for 2015 and subsequent years not yet due and payable.
Easements and restrictions of record.

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

Maddry & Company, Inc.

By Thomas E. Maddry Sr.
Thomas E. Maddry, Sr., President

STATE OF NORTH CAROLINA

COUNTY OF PERSON

I certify the following person(s) personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document: Thomas E. Maddry, Sr.

Date: 8/20/15

Jennifer Maddry Brewer
Notary Public

Print Name: JENNIFER MADDRY BREWER

My commission expires: 11/17/16

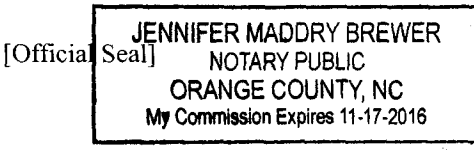


EXHIBIT A

Beginning on the north side of Highway 54 at a stake 788 feet east of Barbee Road, and running thence along the west line North $4^{\circ} 19' 46''$ East 200 feet to an iron; and running thence along the North line South $64^{\circ} 25' 5''$ East 150 feet to an iron; and running thence along the East line South $4^{\circ} 19' 46''$ West 200 feet to an iron, and running thence along the South line North $64^{\circ} 52' 5''$ West 150 feet to the point of Beginning. The said land hereby conveyed being about .644 acres, and being according to the survey of T.V. Maddry, et al, lands made by Kenneth J. St. Clair, R.L.S., October 28, 1981, according to plat filed in Register of Deeds Office of Durham County in Plat Book 100 Page 36, November 3, 1981.

BEING Durham County Parcel # 152974.