

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 May 13 04:04 PM NC Rev Stamp: \$ 1400.00  
Book: 7930 Page: 56 Fee: \$ 26.00  
Instrument Number: 2016015077  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ **1,400.<sup>00</sup>**

Parcel Identifier No. 152974 and 152977 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_  
By:

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 1401 E NC Hwy 54 and 6445 Barbee Road

THIS DEED made this \_\_\_\_\_ day of May, 2016, by and between

GRANTOR	GRANTEE
<b>TLF - MAYBROOK, LLC</b> a North Carolina limited liability company	<b>PULTE HOME CORPORATION</b> a Michigan corporation
8801 Fast Park Drive, Suite 301 Raleigh, NC 27617	1225 Crescent Green Drive, Suite 250 Cary, NC 27518

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 parcel of land located 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 a Grantor.

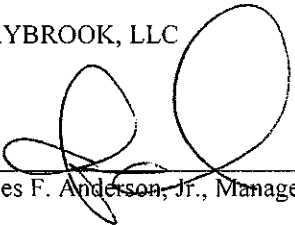
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee fee simple.

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. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
- 2. Easements, rights of way and restrictions of record.

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

TLF-MAYBROOK, LLC

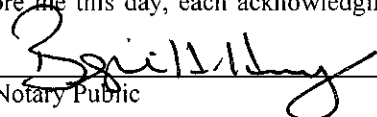
By:   
 James F. Anderson, Jr., Manager

STATE OF North Carolina

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: James F. Anderson, Jr.

Date: 5-13-16

  
 Notary Public

Print Name: Benjamin H. Hervey

My commission expires: 9-7-2018

[Official Seal]

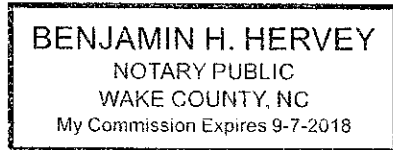


EXHIBIT A

TRACT 1: 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° 19' 46" East 200 feet to an iron; and running thence along the North line South 64° 25' 5" East 150 feet to an iron; and running thence along the East line South 4° 19' 46" West 200 feet to an iron, and running thence along the South line North 64° 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.

TRACT 2: BEGINNING at a stake set at the intersection of the northern right-of-way of NC Highway 54 with the eastern right-of-way of Barbee Road; running thence along and with the eastern right-of-way of Barbee Road North 29° 18' 30" East 258.23 feet to a stake; thence South 69° 50' 00" East 264 feet to a stake; thence South 29° 71' 35" West 321.15 feet to a stake set in the northern right-of-way of NC Highway 54; thence along and with the northern right-of-way of NC Highway 54 North 65° 39' 01" West 157.89 feet to a stake; thence further along and with the northern right-of-way of NC Highway 54 North 20° 16' 20" West 19.45 feet to a stake set in the eastern right-of-way of Barbee Road and being the property designated as "N/F Althea W. Bescher and Ivy Maddry Hudson" as shown on "Bescher and Hutson Right-of-Way Dedication Plat" by John R. McAdams Company, Inc. dated June 15, 2006 and recorded in Plat Book 175 Page 4, Durham County Registry.