

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 OCT 28 02:05:38 PM  
 BK:8054 PG:397-399  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$2,413.00  
 INSTRUMENT # 2016037746  
 SMMARSH



2016037746

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 2,413.00

Parcel Identifier No. 135840 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20th day of October, 2016, by and between

GRANTOR	GRANTEE
WJM HOLDINGS III, LLC a North Carolina limited liability company	MEWTWO, LLC a North Carolina limited liability company
Address: 5836 Fayetteville Rd., Ste. 203 Durham, NC 27707	Property Address: 1401 W. NC Hwy 54 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 situated in the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7830, Page 271.

A map showing the above described property is recorded in Plat Book 187, Page 305.

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:

Subject to all easements, restrictions and rights-of-way of record.

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

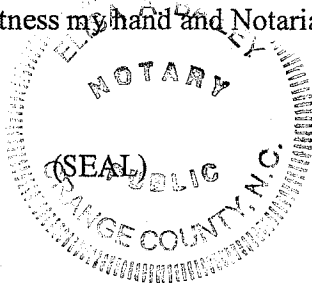
WJM HOLDINGS III, LLC \_\_\_\_\_ (Seal)  
a North Carolina limited liability company

By: W. Jack McGhee III \_\_\_\_\_ (Seal)  
W. Jack McGhee III, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Orange County and State of North Carolina, do hereby certify that **W. Jack McGhee III, Manager of WJM Holdings III, LLC, a North Carolina limited liability company** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26 day of October, 2016.



Sign: Elisa A Bailey  
Print: ELISA A Bailey - Notary Public

My Commission Expires: 2/5/2017

## EXHIBIT A

Beginning at a #5 rebar pipe on the south side of NC Highway 54 said iron pipe being located North  $79^{\circ} 15' 31''$  East 100.05 feet along the NC Highway 54 right-of-way from an "X" cut in concrete and run thence with the right-of-way of NC Highway 54 North  $79^{\circ} 15' 31''$  East 100.05 feet to a 3/4" iron pipe on new corner; thence South  $10^{\circ} 47' 00''$  East 255.08 feet to a #4 rebar; thence South  $79^{\circ} 20' 28''$  West 100.39 feet to a 1" iron pipe; thence North  $10^{\circ} 42' 25''$  West 254.94 feet to the #5 rebar pipe where this description began and BEING the property shown on a survey entitled "Right of way Dedication: Ticon Properties, LLC NC 54 Veterinary Clinic", containing 25,557 sq. ft. or 0.587 acres by S.D. Puckett & Assoc., Inc. RLS, dated March 31, 2011 and recorded in Plat Book 187 at Page 305, Durham County Registry, to which reference is made.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 1401 W. NC Hwy. 54, Durham NC 27713 and a tax parcel #135840.