

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jul 25 01:29 PM NC Rev Stamp: \$ 235.00  
 Book: 8473 Page: 671 Fee: \$ 26.00  
 Instrument Number: 2018025824  
 DEED

Excise Tax: \$235.00

Recording Time, Book and Page

Parcel ID: 193360

After recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **1408 Doc Nichols Road**

**NORTH CAROLINA GENERAL WARRANTY DEED**

*This Conveyance is insured by a title policy issued by Investors Title*

THIS DEED made this 20<sup>th</sup> day of July, 2018 by and between

| GRANTOR   | GRANTEE   |
|---|---|
| <p><b>Nima Ahmadi, unmarried</b><br/> <b>5317 Sendero Drive</b><br/> <b>Raleigh, NC 27612</b></p> <p><u>      </u> <b>If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</b></p> | <p><b>Enduring Oaks Venture Partners, LLC</b><br/> <b>a North Carolina limited liability company</b></p> <p><b><u>Property/Mailing Address:</u></b><br/> <b>1408 Doc Nichols Road, Durham, NC 27703</b></p> <p><b>((to verify that your name(s), status and mailing address are correct, please initial        ))</b></p> |

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 Attached Exhibit "A" Legal Description**

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:

1. Subject to ad valorem taxes for the year 2018 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Durham County Registry.


IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

  
 \_\_\_\_\_  
 Nima Ahmadi

STATE OF NC  
 COUNTY OF Durham

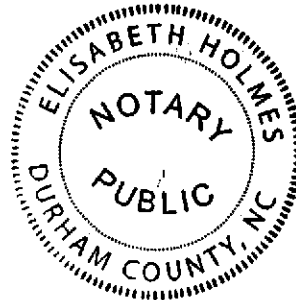
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Nima Ahmadi**.

Witness my hand and official stamp or seal, this the 20 day of July, 2018.

  
 \_\_\_\_\_  
 Notary Public

My commission expires: 12/17/20

Seal/Stamp



**EXHIBIT "A"****LEGAL DESCRIPTION**

BEGINNING at an existing iron pipe located in the eastern boundary of Doc Nichols Road, running thence N 11° 50' 14" W 119.28' to an iron pipe set in the western boundary of said Doc Nichols Road, said iron pipe being the TRUE POINT AND PLACE OF BEGINNING; and from said point and place of beginning, running thence N 18° 26' 17" E 275.91' along the western boundary of said Doc Nichols Road to an iron pipe found; running thence N 61° 22' 02" W 24.14' to an iron pipe found; running thence N 61° 49' 00" W 405.41' to an iron pipe found; running thence S 05° 58' 45" E 152.68' to an iron pipe found in the eastern right of way of Doc Nichols Road, said iron pipe being the southeastern corner of Lot 4, Sadie Bisette Property described in Plat Book 42, Page 64, Durham County Registry; running thence running thence N 12° 48' 24" E 16.81' to an iron pipe set, said iron pipe being the point and place of BEGINNING, as per survey by John Lowdermilk, PLS, entitled "Survey of Lot 4 Sadie Bisette Property," which is hereby incorporated herein by reference, and containing 1.829 acres, more or less, and being all of that tract of land conveyed to Nima Ahmadi in that deed recorded in Book 7753, Page 776, Durham County Registry, and being all of Tract No. 4, as shown on that plat of PROPERTY OF SADIE BISSETTE, recorded in Plat Book 42, Page 64, Durham County Registry.