

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Feb 06 04:43 PM NC Rev Stamp: \$ 500.00
Book: 8120 Page: 781 Fee: \$ 26.00
Instrument Number: 2017004083
DEED

Parcel ID No. 0830-15-54-9676

Excise Tax: \$500.00

NORTH CAROLINA GENERAL WARRANTY DEED

PREPARED BY: Stephenson Law, LLP (without title examination)
RETURN TO:

Brief Description for Index: 1.765 acres, Plat Book 126, Page 137

NORTH CAROLINA

DURHAM COUNTY

THIS DEED, made and entered into this the 4 day of FEBRUARY, 2017, by and between **WALSH BRIGGS AVENUE, LLC**, a North Carolina limited liability company, whose address is 7027 Calais Drive, Durham, NC 27712, Grantor, to **JCD INVESTMENTS, LLC.**, a North Carolina limited liability company, whose address is 200 Preston Andrews Road, Bahama, NC 27503, Grantee.

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:

Grantor, per valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey, unto the Grantee, in fee

simple, all of that certain property lying and being in or near Durham, Durham County, North Carolina, and more particularly described as follows, to-wit:

See Exhibit A attached hereto and incorporated by reference (the "Property").

TO HAVE AND TO HOLD the Property together with all privileges and appurtenances thereunto belonging or in anywise appertaining to said Grantee, its successors and assigns, in fee simple, forever.

Grantor, pursuant to N.C.G.S. Section 105-317.2, hereby certifies that the Property does not include a primary residence.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has the right to convey the same in fee simple, that the 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 all covenants, easements, restrictions and rights of way of record and the lien of ad valorem taxes for the year 2017 and thereafter.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed as of the day and year first above written.

(Signature on following page)

WALSH BRIGGS AVENUE, LLC, a North Carolina
Limited Liability Company

BY: Kim H. Walsh
NAME: Kim H. Walsh
TITLE: Manager

NORTH CAROLINA

WAKE COUNTY

I, Kathryn v. Williams, a Notary Public of Wake County and State of North Carolina, do hereby certify that Kim H. Walsh (the "Signatory"), Manager ("Title") of Walsh Briggs Avenue, LLC, a North Carolina limited liability company, personally appeared before me this day and by authority duly given, acknowledged the due execution of the foregoing instrument on behalf of the corporation.

I certify that the Signatory personally appeared before me the day, and (check one of the following)

- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current or state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - a drivers license or in the form of _____); or
 - (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal this 6 day of February, 2017.

Kathryn v. Williams
Notary Public
Kathryn v. Williams

(Note: Notary Public must sign exactly as on notary seal)

My Commission Expires: 08-15-2017

[NOTARY SEAL]
(MUST BE FULLY LEGIBLE)



EXHIBIT "A"
THE PROPERTY

BEING all of that certain tract or parcel of land owned by Title X Corporation located west of Briggs Avenue and containing approximately 1.765 acres, more or less, as shown on the plat and survey thereof entitled "Property Required for Briggs Avenue Realignment" prepared by Robert Young, RLS, dated May 6, 1991 and recorded in Plat Book 126, Page 137, Durham County Registry, to which plat reference is hereby made for a more particular description of same.