

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Mar 10 09:40 AM NC Rev Stamp: \$ 1650.00
Book: 8139 Page: 781 Fee: \$ 26.00
Instrument Number: 2017007859
DEED

Excise Tax \$1,650.00

PINs 0728-04-54-6330

Prepared by Kennon Craver, PLLC, P.O. Box 51579, Durham, NC 27717-1579
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this day the 9th day of March, 2017, by and between:

GRANTOR: Landmark Investment Properties, LLC, an Ohio limited liability company (doing business in North Carolina as The LIP Group LLC)
Address: 5700 Gateway Blvd, Ste. 200
Mason, OH 45040-1890

GRANTEE: Powell 2 Powell Enterprises, LLC, a North Carolina limited liability company
Address: 1405 East NC Hwy 54
Durham, NC 27713

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

BEING all of Lot 1, as shown on the Plat and Survey dated May 29, 1987 and recorded in Plat Book 114, at page 127 of the Durham County Register of Deeds, subject to the Right of Way dedication as shown on the above referenced Plat; TOGETHER WITH rights of access as set forth in that certain Deed of Easement and Road Maintenance Agreement recorded in Book 1386, Page 594, Durham County Registry.

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

TO HAVE AND TO HOLD the Property 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 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 following exceptions and covenants and restrictions: ad valorem taxes and assessments for 2017; zoning, building and other laws, ordinances, codes and regulations; and easements, rights-of-way, conditions, covenants, and restrictions of record that do not impair the use of the property as a daycare.

All or a portion of the Property does not include the primary residence of Grantor.

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

Grantor:

Landmark Investment Properties, LLC,
an Ohio limited liability company (doing business in North Carolina as The LIP Group LLC) (Seal)

By: [Signature]

Name: GERALD J. MUSSARI

Title: MEMBER

STATE OF Ohio
COUNTY OF Butler

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: Gerald J. Mussari
(name of person signing in blank)

Date: 6 March 2017

[Signature: Pamela Y. Benson]

[Official Seal]

Notary Public
Print Name: PAMELA Y. BENSON
My commission expires: February 5, 2022
