

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2019 Jan 30 02:43 PM NC Rev Stamp: \$ 0.00
 Book: 8586 Page: 567 Fee: \$ 26.00
 Instrument Number: 2019002827
 DEED

NORTH CAROLINA NONWARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 160404 & 169156;

Verified by _____ County on the _____ day of _____, 2019

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 1507 & 1539 Hamlin Rd

THIS DEED made this 30th day of January, 2019 by and between

GRANTOR	GRANTEE
JOVEN GROUP THREE, a North Carolina partnership 514 Mill Hopper Lane Apex, NC 27502	Michael Hough (married) 380 Knollwood Street, Ste. 700 Winston-Salem, NC 27103

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 Exhibit A attached hereto and incorporated herein

The property hereinabove described was acquired by Grantor in Deed Book 1347, Page 418, Durham County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____, Page _____, Durham County Registry.

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.

**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.**

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

JOVEN GROUP THREE

By: Leonard B. Shaffer
Name: Leonard B. Shaffer
Title: Managing Partner

State of North Carolina - County of Wake

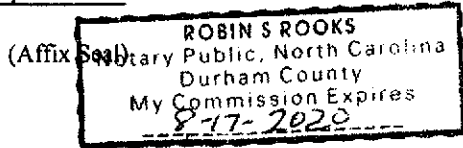
I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document:

Leonard B. Shaffer
(name of person signing in blank)

Witness my hand and Notarial stamp or seal this 30th day of January 2019.

Robin S. Rooks
Notary Public

My Commission Expires:
8-17-2020



Robin S. Rooks
Printed name

EXHIBIT A

Beginning at an iron stake on the northern right-of-way of Hamlin Road(S.R. 1634) said stake being in the southwest corner of the Caballero property, tax no. 0843-01-19-9155 and also being the southeast corner of the subject property; running thence from said point and along the northern right-of-way of Hamlin Road S 53°13' 36" W, 904.38' to a computed point; thence and continuing along the northern right-of-way of Hamlin Road a curved line to the right, Radius = 3459.11', Arc length = 612.43', Chord Bearing S 58° 17' 55" W, Chord Distance 611.63' to an existing iron pin; it being the southwest corner of subject property, thence leaving the right-of-way of Hamlin Road N 02° 12' 25" E, 717.36' to an existing iron pin; thence N 87° 48' 31" W, 589.82' to a existing iron pin; thence N 02° 09' 43" E, 744.31' to an existing concrete monument; thence N 88° 36' 18" W, 1048.98' to a existing iron pin, being on the eastern right-of-way of Norfolk & Western Railroad; thence along the eastern right-of-way of Norfolk & Western Railroad N29° 37' 39" E, 833.95' to a iron pin set; thence leaving said Railroad right-of-way S 39° 21' 38" E, 35.12' to a iron pin set; thence N 52° 17' 35" E, 2011.62' to a existing iron pin on the bank of a branch; thence along the branch S 17° 35' 25" E, 112.72' to a existing iron pin, thence S 31° 37' 12" E, 127.54' to a existing iron pin; thence S 30° 31' 08" E, 36.03' to a existing iron pin; thence S 20° 32' 02" E, 66.00' to a existing iron pin; thence leaving the branch S 25° 26' 00" E, 368.72' to a existing iron pin; thence S 11° 22' 29" E, 255.98' to a existing iron pin; thence N 86° 57' 23" E, 378.51' to a existing iron pin; thence S 02° 17' 09" E, 513.43' to a existing iron pin; thence S 03° 10' 18" E, 370.80' to a existing iron pin; thence S 01° 53' 53" E, 480.61' to a existing iron pin; thence S 02° 32' 37" E, 338.00' to a existing iron pin, the point and place of beginning. Containing 114.94 Acres and being Tax Numbers 0844-01-10-2331 and 0843-01-09-6498.

This conveyance is not intended to effectuate a recombination.