

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 AUG 27 01:11:20 PM
BK:7556 PG:184-186
DEED
FEE: \$26.00
EXCISE TAX: \$1,700.00
INSTRUMENT # 2014026186
SCEARNEL



2014026186

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 130093; 130098; 206968 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Cathy G. Robinson, 1320 Old Oxford Road, Durham, NC 27704 6210 Cabin Brandy Dr.

This instrument was prepared by: Homa J. Freeman, Jr. Durham NC 27712

Brief description for the Index: _____

THIS DEED made this 26 day of August, 2014, by and between

GRANTOR	GRANTEE
Camden Enterprises, LLC 2402 Dawn Trail Durham, NC 27712	JoCaR, LLC c/o 1320 Old Oxford Road Durham, NC 27704

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5449 page 98, Book 5731 at page 293 and Book 5731 at page 298.

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

A map showing the above described property is recorded in Plat Book 5 page 34 and Plat Book 94, Page 22.

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:

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

CAMDEN ENTERPRISES, LLC (SEAL)

By: [Signature] (Entity Name) Print/Type Name: _____ (SEAL)

Print/Type Name & Title: Benjamin H. Mixon, Jr., Member/Manager Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name _____

State of NC - County or City of DURHAM

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Benjamin H. Mixon, Jr. personally came before me this day and acknowledged that he is the Member/Manager of Camden Enterprises, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of August, 2014.

My Commission Expires: 11/22/16 Notary Public (Affix Seal) Vallyre R Hyers Notary Public My Commission Expires November 22, 2016 Notary's Printed or Typed Name _____

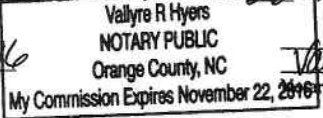


EXHIBIT "A"

BEGINNING at an iron stake located at the intersection of the southern right-of-way of Camden Avenue with the eastern right-of-way of Kenneth Street; running thence along and with the southern right-of-way of Camden Avenue by the following courses and distances: N 68 degrees 9' 17" E 272.23 feet to a concrete monument; N 0 degrees 28' 59" E 9.67 feet to a stake, N 65 degrees 48' 28" E 92.33 feet to a stake and N 78 degrees 58' 2" E 24.77 feet to an iron stake; thence S 2 degrees 51' 39" W 174.93 feet to a stake; thence S 2 degrees 51' 39" W 225.37 feet to a stake set in the northern right-of-way of Interstate Highway 85 & U.S. Highway 70-Bypass; thence along and with the northern right-of-way of interstate Highway 85 & U.S. Hwy 70-Bypass by the following courses and distances; S 81 degrees 45' 45" W 24.43 feet to an iron stake, in a western counterclockwise direction by the arc of a curve having a radius of 1,182 feet a distance of 93.53 feet to a concrete monument and N 84 degrees 5' 2" W 227.88 feet to a stake set in the eastern right-of-way of Kenneth Street; thence along and with the eastern right-of-way of Kenneth Street N 0 degrees 30' 0" E 239.53 feet to a stake, the point and place of beginning, containing 2.636 acres as shown on Boundary Survey for JoCar, LLC by Southeastern Surveys, Inc. dated August 5, 2014. Also being the greater portion of Lots 33, 34, 35, 36 and 37 plus all of Lots 38, 39 and 40, plus a small portion of Lot 41 of the J. S. Forsythe Estate recorded in Plat Book 5 at Page 34 of the Durham County Registry; plus a portion of Center Street right-of-way (closed by City), plus the western half of Beasley Street (closed by city). See also Plat Book 94 at Page 22 of the Durham County Registry covering a portion of the subject property.