

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 SEP 30 03:55:55 PM  
BK: 7797 PG: 650-652  
DEED  
FEE: \$20.00  
EXCISE TAX: \$760.00  
INSTRUMENT # 2015032911  
MDEGREE



Excise Tax: \$ 760<sup>00</sup>

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### North Carolina General Warranty Deed

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Prepared by: Lisa M. Logan, Attorney at Law.

Return to: Grantee at Grantee address below.

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Brief description for the Index: 1711 Gunter St, 1609 Gunter St, 1603 Gunter St (incl 1605 & 607 Gunter)

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This Warranty Deed is made this 29<sup>th</sup> day of Sept. 2015 by and between the following parties:

**GRANTOR**

**GRANTEE**

**Braswell Properties Incorporated  
A North Carolina Corporation**

**Dayanos Gunter Multifamily, LLC  
A North Carolina Limited Liability Company**

Address: 9505 Dumas Court  
Wake Forest, NC 27587

Address: 2309 W Club Blvd  
Durham NC 27705

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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 context.

**WITNESSETH**

That the Grantor, for and in consideration of good and valuable consideration in hand paid to him by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns, in fee simple all that certain premises, lot or parcel of land situated or lying in the County of Durham, State of North Carolina, and described with more particularity as:

See attached Exhibit A incorporated herein by reference.

TO HAVE AND TO HOLD the above-described premises, lot or parcel of land, with all the appurtenances thereto belonging, to the Grantee in fee simple.

AND, the Grantor covenants with the Grantee, that the Grantor is seized of the premises, lot or parcel of land in fee simple and has the right to convey same in fee simple, that the title is fully marketable and free and clear from all encumbrances, with the exceptions noted below, if any; and that Grantor will fully warrant and fully defend the title to this real property as described above 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:

- Any and all recorded restrictions, easements, and covenants, and amendments thereto.
- 2015 real estate taxes not yet due and payable.
- Subject to matters set forth in the recorded plat(s).

This property was not the principal residence of the Grantor.

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

**Braswell Properties, Incorporated**

By: Vincent B. Braswell  
Vinston Braswell, President

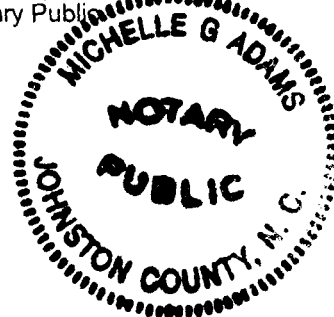
STATE OF North Carolina  
COUNTY OF Wake

I, Michelle G. Adams, a Notary Public for the County of Wake and the State of North Carolina, do hereby certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated and with due authority: Vinston Braswell, President, Braswell Properties, Incorporated, a North Carolina Corporation.

Witness my hand official notarial seal, this the 29 day of September, 2015.

My Commission Expires: October 4, 2016 Michelle G. Adams (SEAL)  
Notary Public

Printed name of Notary: Michelle G. Adams



Keep signatures and notary seal leaving 1/2 inch border on page

Exhibit A

**PARCEL I: 1711 Gunter Street Durham NC 27707 Parcel ID: 108477**

LYING on the southwestern side of Gunter Street, containing 0.33 acres, more or less, and being all of that property designated as "Lot 59" on a survey entitled "PROPERTY SURVEYED FOR FANNIE BELL MARKHAM," and recorded in Plat Book 102 at page 72 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same

**PARCEL II: 1609 Gunter Street Durham NC 27707 Parcel ID: 107932**

LYING at the southwestern intersection of Gunter Street and a 16 foot wide alleyway, containing 7,517 square feet, more or less and BEING all of Lot 1 of the Luther J. Rigsbee Property, Recombination of Lots 19 and 20 and portion of Lots 26 and 27, as per plat and survey thereof now on file in Plat Book 133 at Page 17 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

**PARCEL III: 1603 Gunter Street Durham NC 27707 Parcel ID: 107931**

parcel includes 1605 Gunter St. and 1607 Gunter St. Durham NC 27707

BEGINNING at a stake in the southern side of Gunter Street in the northeastern corner of Lot 1 on that plat hereinafter referred to, and running along and with the southern side of Gunter Street South 59 degrees 23 minutes 00 seconds East 151.01 feet to a stake; thence South 34 degrees 26 minutes 00 seconds West 166.70 feet to a stake; thence South 5 degrees 59 minutes 47 seconds West 54.62 feet to a stake; thence North 78 degrees 29 minutes 17 seconds West 137.67 feet to a stake in a 16 foot alley; thence along and with the eastern side of said alley North 9 degrees 44 minutes 26 seconds East 120.64 feet to a stake in the southwestern corner of Lot 1; thence South 80 degrees 15 minutes 32 seconds East 46.48 feet to a stake in the southeastern corner of Lot 1; thence North 9 degrees 44 minutes 28 seconds East 72.50 feet to a stake; thence North 24 degrees 12 minutes 52 seconds East 64.42 feet to a stake, the point and place of BEGINNING, containing 33,077 square feet, more or less, and being shown on that plat entitled PROPERTY OF THOMAS C. UPCHURCH & WIFE MARGARET T. UPCHURCH as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 133 at page 17, to which plat reference is hereby made for a more particular description of same.