

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded

2014 Oct 16 02:50 PM NC Rev Stamp: \$ 766.00
Book: 7585 Page: 688 Fee: \$ 26.00
Instrument Number: 2014031788
DEED

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Durham County Register of Deeds. GS 47-14 (a 1) (5).

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$766.00

Parcel Identifier No. 173990 & 173992 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: 1644 & 1646 Cole Mill Road, Durham, NC

THIS DEED made this 29th day of September, 2014, by and between

GRANTOR

GRANTEE

ROSE MILL PROPERTIES, LLC,
a North Carolina limited liability company
5918 Craig Road
Durham, NC 27712

RUSSELL J. GREGORY, JAMES S. MITCHELL and
JACK M. MCLAMB, TRUSTEES, AND THEIR
SUCCESSORS, OF DURHAM MASONIC LODGE 352
P.O. Box 11085
Durham, NC 27703

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2767 page 65.

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 _____ page _____.

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:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

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

ROSE MILL PROPERTIES, LLC (SEAL)

(Entity Name)

Print/Type Name: _____

By: *Robert A. Rosati*

(SEAL)

Print/Type Name & Title: Robert A. Rosati, Manager

Print/Type Name: _____

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

State of North Carolina - 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: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Robert A. Rosati personally came before me this day and acknowledged that he is the Manager of Rose Mill Properties, 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 7th day of October, 2014.

My Commission Expires: 11/22/16
(Affix Seal)

Vallyre R Hyers
Notary Public
Notary's Printed or Typed Name

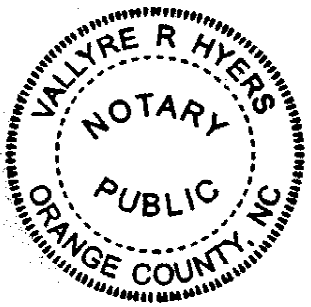


EXHIBIT A
1644 & 1646 Cole Mill Road
(Tax ID# 173990 & 173992)

TRACT ONE:

BEGINNING at an iron stake in the northeast right of way line of Cole Mill Road at the northwest corner of Parcel 2 of the plat of the property of Wallace S. Hare as recorded in the office of the Durham County Register of Deeds in Plat Book 100, Page 66, and running thence along a new property line with Eugene T. Mangum, Jr. et al. North 70 degrees 04 minutes 16 seconds East 397.30 feet to an iron stake in the west property line of Rebecca Arnold Knight and running thence along and with the Knight's west property line South 16 degrees 56 minutes 23 seconds West 88.0 feet to an iron stake, the northeast corner of parcel 2 aforementioned and running thence along and with the north property line of parcel 2, South 81 degrees 37 minutes 15 seconds West 351.62 feet to the place and point of BEGINNING, containing 13,985.21 square feet, more or less, or 0.32 acres, more or less, according to a survey by George C. Love, Jr., R.L.S. dated April 9, 1984, Job No. 19624, to which reference is hereby made for a more accurate description of same. This is the same property as is described in Book 1169, Page 127, Durham County Registry, the description of which is included herewith as if fully set out.

TRACT TWO:

Lying on the Northeast side of Cole Mill Road and being all of a 1.65 acre tract shown on Plat Book 99, Page 191, Durham County Registry of Deeds to which reference is hereby made. See also Plat Book 100, Page 66.