

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Jul 12 02:09 PM NC Rev Stamp: \$ 3250.00
 Book: 7973 Page: 808 Fee: \$ 26.00
 Instrument Number: 2016023067
 DEED

Excise Tax \$3250.00

Recording Time, Book and Page

PARCEL ID: 118843

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: 1668 Cooper Street

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by North Carolina Title Center, LLC

THIS DEED made this 12th day of July, 2016, by and between

GRANTOR	GRANTEE
JERRY W. MCLAURIN, Free Trader	Larry & Phil, LLC
3900 Barrett Drive Suite 300 Raleigh, NC 27609	Property & Mailing Address: 1669 Cooper St. Durham, NC 27703
<i>N/A</i> If Checked, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)	((to verify that your name(s), status and mailing address are correct, please initial <u>FAM</u>))

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 Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A

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.

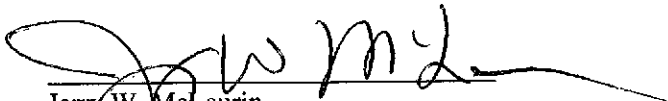
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

submitted electronically by "Lowry & Assoc"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Subject to ad valorem taxes for the year 2016 and all subsequent years.
- 2. Subject to all easements, agreements, and rights of way of record.
- 3. Subject to restrictions of record, Durham County Registry.


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



 Jerry W. McLaurin
 STATE OF NC
 COUNTY OF Wake

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: Jerry W. McLaurin

Witness my hand and official stamp or seal, this the 12 day of July, 2016.



 Notary Public

My commission expires: 6/22/18

Seal/Stamp

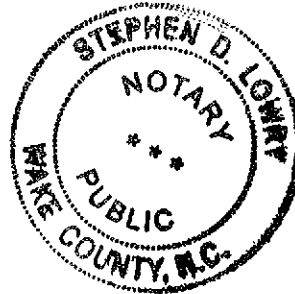


EXHIBIT 'A'
LEGAL DESCRIPTION

BEING all that certain tract or parcel of land located in the City of Durham, Durham County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe in the northern right-of-way of Cooper Street, which-pipe marks the southeastern corner of property now or formerly belonging to Durham County Alcoholic License Control, as reflected in Deed recorded in Book 364, at Page 269, of the Durham County Registry, North Carolina, and running thence, from said point of BEGINNING and with the eastern boundary of the property now or formerly belonging to Durham County Alcoholic License Control, North 01 degree 01 minute 26 seconds East 349.90 feet to an existing iron pipe marking the northeastern corner of said property now or formerly belonging to Durham County Alcoholic License Control, which pipe is located in the southern boundary of property now or formerly belonging to George W. Newton, as reflected in Deed recorded in Book 1331, at Page 143, of the Durham County Registry; thence, with said boundary South 88 degrees 56 minutes 46 seconds East 299.52 feet to the existing iron pipe marking the southeastern corner of the Newton property as initially conveyed; thence South 89 degrees 03 minutes 14 seconds East 40.00 feet to a point, which said point is located in the line that formerly constituted the centerline of Harnett Street; thence, with said former centerline of Harnett Street, South 00 degrees 56 minutes 46 seconds West 349.77 feet to a point in the northern right-of-way of Cooper Street; thence, with said right-of-way, the following courses and distances: North 88 degrees 58 minutes 47 seconds West 70.04 feet to an iron pipe set; and thence North 88 degrees 58 minutes 47 seconds West 269.96 feet to the point and place of BEGINNING, containing 2.729 acres, more or less, according to survey by Triangle Surveyors dated April 5, 1995, and entitled "Foundation Plan for Technicoat Corporation" (the "Property").

The Property is the same as and constitutes a recombination of the tracts of land conveyed by Deed to Jerry W. McLaurin and wife, Peggy A. McLaurin, recorded in Book 1199, at Page 854, as reflected in Plat Book 132, at Page 79, of the Durham County Registry, with additional acreage vested in said owners by the closing of Harnett Street, as set forth in City of Durham Order recorded in Book 2053, Page 209, Durham County Registry, the western right-of-way of which street formerly served as the eastern boundary of the property as initially conveyed. Reference is also hereby made to plat of survey entitled "Recombination Plat and Street Closing for Harnett Street" recorded in Plat Book 133, Page 19, Durham County Registry.