

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 OCT 03 09:55:29 AM
 BK:8034 PG:841-844
 DEED
 FEE:\$26.00
 EXCISE TAX: \$1,850.00
 INSTRUMENT # 2016034177
 APRILJ



2016034177

Excise Tax: \$1,850.00 Recording Time, Book and Page
 Tax Lot No. _____ Parcel Identifier No. 100917, 100918 and 100922

Mail after recording to: Grantee

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.

Brief description for the Index: Hillcrest Drive

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of September, 2016, by and between

| GRANTOR | GRANTEE |
|---|--|
| <p>Southern Repair Service Incorporated, a North Carolina corporation</p> <p>P.O. Box 685 Durham, NC 27702</p> | <p>ITAC 369, LLC, a North Carolina limited liability company</p> <p>P.O. Box 2687 Chapel Hill, North Carolina 27514</p> |

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

See **Exhibit A** attached hereto.

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 1101, page 70, 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.

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.

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

This property is conveyed subject to restrictions and easements of record affecting said property and to 2016 ad valorem taxes and taxes for subsequent years.

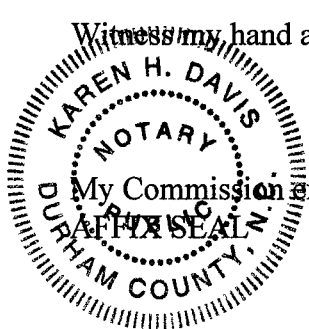
IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal the day and year first above written.

Southern Repair Services, Incorporated, (Corporate Seal)
a North Carolina corporation
By: _____
Leah M. Bergman, President

STATE OF NORTH CAROLINA :
COUNTY OF Durham :

I, a Notary Public, certify that Leah M. Bergman, President of Southern Repair Services, Incorporated, a North Carolina corporation personally came before me this day and being duly authorized acknowledged the execution of the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 29th day of September, 2016.



[Signature]
Notary Public

Exhibit A

BEING in the City of Durham, Durham County, North Carolina and more particularly described as follows:

Tract One:

BEGINNING at an existing iron pipe marking the intersection of a northeastern corner of the property owned now or formerly by Coral Stone, LLC as described in Book 7726, page 171, Durham County Registry and the eastern right of way of Guess Road, a 60' public right of way; runs thence away from the Coral Stone Property and with the western line of Guess Road North 45°41'00" West 95.17 feet to an iron pipe set; runs thence with the eastern line of Guess Road as it curves into the eastern line of Hillcrest Drive, a 60 foot public right of way, along a curve to the right have a chord bearing distance of North 21°58'32" West 16.23 feet, an arc distance of 16.71 feet and having a radius of 20.00 feet to an iron pipe set; runs thence with the eastern line of Hillcrest Drive North 02°50'42" East 122.36 feet to an iron pipe set; runs thence away from Hillcrest Drive and with the southern line of Tract Three described herein South 89°05'00" East 148.30 feet to an iron pipe set; runs thence with a southern line of the Coral Stone Property South 89°05'00" East 25.14 feet an iron pipe set; runs thence with a western line of the Coral Stone Property South 03°00'00" West 60.00 feet an iron pipe set; runs thence away from the Coral Stone Property and with the eastern line of Tract Two described herein, South 12°56'07" West 146.99 feet to an iron pipe set in a northern line of the Coral Stone Property; runs then with the northern line of the Coral Stone Property North 88°11'00" West 69.16 feet to an existing iron pipe, the point and place of BEGINNING, containing an area of 30,492 square feet or 0.70 acre and being shown as Tract No. 1 on that survey entitled "As Built Survey, Property of Coral Stone LLC", dated September 23, 2016 and prepared by B.L. Scott Land Surveying.

Tract Two:

COMMENCING at an existing iron pipe marking the intersection of a northeastern corner of the property owned now or formerly by Coral Stone, LLC as described in Book 7726, page 171, Durham County Registry and the eastern right of way of Guess Road, a 60' public right of way; runs thence away from Guess Road and with the northern line of the Coral Stone Property South 88°11'00" East 69.16 feet to an iron pipe set, the point and place of BEGINNING; runs then away from the Coral Stone Property and with eastern line of Tract One described herein North 12°56'07" East 146.99 feet to an iron pipe set in a eastern line of the Coral Stone Property; runs thence with the eastern line of the Coral Stone Property South 03°09'00" West 144.27 feet to a 3/4" existing iron pipe; runs thence with a northern line of the Coral Stone Property North 88°11'00" West 24.99 feet to an existing iron pipe, the point and place of BEGINNING, containing an area of 1,802 square feet or 0.04 acre and being shown as Tract No. 2 on that survey entitled "As Built Survey, Property of Coral Stone LLC", dated September 23, 2016 and prepared by B.L. Scott Land Surveying.

Tract Three:

BEGINNING at an existing iron pipe marking the intersection of the southwestern corner of the property owned now or formerly by Coral Stone, LLC as described in Book 7726, page 168, Durham County Registry and the eastern right of way of Hillcrest Drive, a 60' public right of way; runs thence away Hillcrest Drive and with the southern line of the Coral Stone Property South $89^{\circ}06'18''$ East 149.26 feet to an iron pipe set; runs thence with the western lines of the property owned now or formerly by Coral Stone, LLC as described in Book 7562, page 674 and Book 7726, page 171, both Durham County Registry South $03^{\circ}09'00''$ West 180.04 feet to an iron pipe set; runs thence with the northern line of Tract One described herein, North $89^{\circ}05'00''$ West 148.30 feet to an iron pipe set in the eastern right of way of Hillcrest Drive; runs thence with the eastern right of way of Hillcrest Drive North $02^{\circ}50'42''$ East 179.95 feet to an existing iron pipe, the point and place of BEGINNING, containing an area of 26,762 square feet or 0.61 acre and being shown as Tract No. 3 on that survey entitled "As Built Survey, Property of Coral Stone LLC", dated September 23, 2016 and prepared by B.L. Scott Land Surveying.