

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2017 Nov 21 12:30 PM NC Rev Stamp: \$ 1302.00  
 Book: 8313 Page: 668 Fee: \$ 26.00  
 Instrument Number: 2017041078  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$ 1302.00**

Parcel Identifier: 124977, 124978, 124979 and 124980 \_\_\_\_\_, Verified by \_\_\_\_\_ County  
 on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William T. Hutchins, Jr. (without benefit of title examination)

Brief description for the Index: 4 lots - Hillandale Road

THIS DEED made effective as of the 17 day of November 2017, by and between

GRANTOR	GRANTEE
<p><b>Bernice Jay Wilson and wife,                      Tracy Wilson</b></p>	<p><b>Hillandale Partners, LLC, a North Carolina limited                      liability company</b></p>
<p><b>Mailing address:                      7112 Windover Drive                      Durham NC 27705</b></p>	<p><b>Mailing address:                      702 Oberlin Drive, Suite 400                      Raleigh, NC 27605</b></p>

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

**See Exhibit A attached and incorporated herein by reference.**

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

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:

Ad valorem taxes for 2017 and subsequent years, utility easements, unviolated restrictive covenants that do not materially affect the value of the Property; and matters as shown on recorded plats.

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

Bernice Jay Wilson (SEAL)  
Bernice Jay Wilson

Tracy Wilson (SEAL)  
Tracy Wilson

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Bernice Jay Wilson and Tracy Wilson

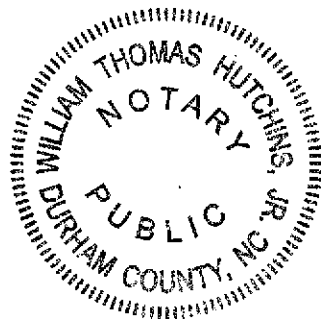
Date: November 17, 2017

(Affix Official Seal below)

William Thomas Hutchins, Jr.  
Official Signature of Notary Public  
Notary Public

Print Name: William Thomas Hutchins, Jr.

My commission expires: 9/11/2020



**"EXHIBIT A"**

**Parcel No. 1** - BEGINNING at a stake on the East side of Hillandale Road, said stake being North 4 degrees 00 minutes East 330 feet from the north side of Indian Trail at the northwest corner of the property of Thurman Alton Lee as shown on the plat hereinafter referred to, and running thence along and with the North line of the Thurman Alton Lee lot South 86 degrees 11 minutes East 393.3 feet to a stake; thence North 4 degrees 17 minutes East 127 feet to a stake, the southeast corner of the property of Emma Peoples Lee, and running thence along and with the southern line of Emma Peoples Lee North 86 degrees 11 minutes West 394 feet to a stake on the east side of Hillandale Road; thence along and with the East side of Hillandale Road South 4 degrees 00 minutes West 127 feet to a stake, the point of beginning, and being the property of Vance W. Wilson as shown on Plat by J. Watts Copley dated October 22, 1964, and recorded in the office of the Register of Deeds of Durham County in Plat Book 48, page 168, to which reference is hereby made for a more particular description.

**Parcel No. 2** - BEGINNING at a stake in the eastern side of Hillandale Road, said stake being South 4 degrees 00 minutes West 82 feet from the southwest corner of Lot No. 3 of the plat of Property of Annie L. Lee, by Hunter Jones, C.E., July, 1953, of record in Plat Book 26 at page 163, Durham County Registry; thence South 86 degrees 11 minutes East in a line parallel with the southern line of said Lot No. 3, 393.6 feet to a stake; thence South 4 degrees 17 minutes West 65 feet to a stake; thence North 86 degrees 11 minutes West 393 feet to a stake on the eastern side of Hillandale Road; thence North 4 degrees 00 minutes East along and with the eastern side of Hillandale Road, 65 feet to the place and point of BEGINNING, and being the property known as 1710 Hillandale Road.

**Parcel No. 3** - BEGINNING at a stake in the eastern side of Hillandale Road said stake being North 4 degrees 00 minutes East 532.0 feet from the Northeast intersection of Hillandale Road and Indian Trail, and running thence along and with the Eastern edge of Hillandale Road North 4 degrees 00 minutes East 67.4 feet to a stake; thence South 85 degrees 58 minutes East 394.6 feet to a stake; thence South 4 degrees 17 minutes West 65.9 feet to a stake; thence North 86 degrees 11 minutes West 394.3 feet to a stake in the East side of Hillandale Road, the place and point of BEGINNING, and being a portion of Lot #5, of the MRS. ALLIE L. LEE PROPERTY, as per plat now on record in the Office of the Register of Deeds for Durham County in Plat Book 26, at page 163, to which reference is hereby made for a more particular description.

**Parcel No. 4** - BEGINNING at a stake in the eastern property line of Hillandale Road, said stake being North 4 degrees 00 minutes East 457 feet from the intersection of the eastern property line of Hillandale Road with the northern property line of Indian Trail and running thence along and with the eastern property line of Hillandale Road North 4 degrees 00 minutes East 75 feet to a stake, being the southwest corner of the lot conveyed to O.C. Crabtree by Annie L. Lee in Deed Book 288, at page 369, Durham County Registry; thence South 86 degrees 11 minutes East 394.2 feet to a stake, the southeast corner of the O.C. Crabtree lot; thence South 4 degrees 17 minutes West 75 feet to a stake; thence North 86 degrees 11 minutes West 393.9 feet to a stake in the eastern property line of Hillandale Road, being the place and point of BEGINNING and being the northern 15 feet of the 60 foot lot conveyed by Annie L. Lee (widow) to O.C. Crabtree in Deed Book 222, at page 140, Durham County Registry, and the 60 foot lot conveyed to Emma Peoples Lee by Annie L. Lee (widow) in Deed Book 282, at page 60, Durham County Registry, which named 60 foot lot was conveyed to Annie L. Lee (widow) by deed from Robert E. Lee and Mozelle Jackson Lee, in Deed Book 269, at page 537; all of these deeds having named an incorrect footage from the intersection of Hillandale Road and Indian Trail and it being the express purpose of this deed to correct said incorrect deeds and to convey to Emma Peoples Lee a 75 foot lot rather than a 60 foot lot.