

2 Vacant Lots

NOT IN MLS

RHS(2) 3MC

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Sep 02 04:54 PM NC Rev Stamp: \$ 160.00
Book: 8014 Page: 533 Fee: \$ 26.00
Instrument Number: 2016030461
DEED

Submitted electronically by Roper and Taylor PA Attorneys at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 160.00

Parcel Identifier No. Out of 111402 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Roper & Taylor, PA Attorneys at Law, P.A. 5660 Six Forks Rd., Suite 104, Raleigh, NC 27609

Brief description for the Index: LOT 2 & 3,

THIS DEED made this 2nd day of September, 2016, by and between

GRANTOR

GRANTEE

Center Investment Corp.
A North Carolina Corporation
PO Box 1765
Durham, NC 27702-1765

Wake County

Thayer Custom Homes, Inc.
3200 Glen Royal Road, ste 104
Raleigh, NC 27617

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

BEING all of Lots 2 & 3 as shown on plat recorded in Plat Book 102, Page 156, Durham County Registry.

THE GRANTEE REQUESTS THAT LOTS 2 AND 3 OF PLATBOOK 102, PAGE 156 BE LISTED AS INDIVIDUAL TAX PARCELS FOR TAX YEAR 2017 FORWARD. PLAT BOOK 102 PAGE 156 IS THE CURRENT PLANNING DEPARTMENT APPROVED PLATTED DIVISION OF THIS PROPERTY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____. 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 102 page 156.

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:

- 2016 ad valorem real property taxes and subsequent years.
- All easements, restrictions and rights-of-way of record, if any.

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

Center Investment Corp. A North Carolina Corporation (SEAL)
 By: Wade H. Penny, Jr., President (Print/Type Name)
 Print/Type Name & Title: Wade H. Penny, Jr., President (SEAL)

By: _____ (SEAL)
 Print/Type Name & Title: Secretary/Treasurer Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - 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: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - 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: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of NC - County or City of Wake
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Wade H. Penny, Jr. personally came before me this day and acknowledged that he is the President of Center Investment Corp. A North, 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 2nd day of September, 2016.

My Commission Expires: 10-24-19 Notary Public
 (Affix Seal) Notary's Printed or Typed Name Justin Taylor

