

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Apr 11 11:10 AM NC Rev Stamp: \$ 470.00
Book: 8400 Page: 76 Fee: \$ 26.00
Instrument Number: 2018011731
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 470.00
Tax Parcel ID No. 108223 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to Grantee: 1749 Morehead Ave., Durham, NC 27707

This instrument was prepared by P. Ryan Lockamy, Attorney _____

Brief description for the Index: PROP-JONES WILBERT W/LT#02

The deed made the latest day set forth in the notary acknowledgment below, by and between

GRANTOR: ARTESIA MOREHEAD PORTFOLIO I LLC, A North Carolina Limited Liability Company
whose mailing address is 1000 E. Cesar Chavez St., Austin, TX 78702

GRANTEE: SCOTT LACY, A SINGLE PERSON
whose mailing address is 1749 Morehead Ave., Durham, NC 27707

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 8133, Page 698, and being reflected on plat(s) recorded in Map/Plat Book 35, page/slide 57.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

submitted electronically by "Meece and Lockamy Law Firm, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

This conveyance is made subject to the following Exceptions and Reservations:

This conveyance is subject to ad valorem property taxes for the current year and subsequent years, and all easements, restrictions and rights-of-way of record.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

ARTESIA MOREHEAD PORTFOLIO I LLC, a North Carolina limited liability company

By: ARE Ventures LLC, its Manager

By: [Redacted Signature]

Name: Colin Brothers
Title: Manager

State of TEXAS
County of TRAVIS

I, the undersigned Notary Public of the County and State aforesaid, certify that COLIN BROTHERS, as Manager of ARE Ventures, LLC, Manager of Artesia Morehead Portfolio I LLC a North Carolina Limited Liability Company, on behalf of said limited liability company. Witness my hand and Notarial stamp or seal, this 5th day of April, 2018.

My Commission Expires: 10/25/20 Jamie Smith Notary Public

(Official/Notarial Seal)

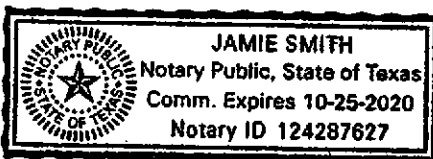


Exhibit "A"

BEGINNING at an iron found on the south line of the Berini Brothers Investment Property; thence North $85^{\circ} 15' 53''$ West 31.34 Feet to an iron found; thence North $02^{\circ} 57' 29''$ East passing at 10.73 feet to an iron set and continuing a total distance of 99.71' feet to a point on the south right-of-way line of Morehead Avenue; thence South $85^{\circ} 37' 00''$ East 60.00 Feet along the south right-of-way line of Morehead Avenue to a point; thence leaving the south right-of-way line of Morehead Avenue South $02^{\circ} 57' 29''$ West 100.7 feet to an iron found; thence North $85^{\circ} 15' 53''$ west 28.67 feet to an iron found at the POINT AND PLACE OF BEGINNING, containing 0.14 acres, more or less. This property is also designated as Lot 2 of the Wilbert W. Jones Property as recorded in Plat 35, page 57, as shown on a survey by Turning Point Surveying, PLLC of Artesia Real Estate, LLC, dated February 15th, 2017.