

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 MAR 05 04:05:05 PM  
BK: 7657 PG: 291-293  
DEED  
FEE: \$26.00  
EXCISE TAX: \$740.00  
INSTRUMENT # 2015006131  
SCEARNEL



2015006131

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 740.00  
Tax Parcel ID No. 108038 \_\_\_\_\_ Verified by \_\_\_\_\_  
County \_\_\_\_\_  
on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ By: \_\_\_\_\_

Mail/Box to Grantee: 2022 Chapel Hill Road, Durham, NC 27707  
This instrument was prepared by Darin P. Meece, Attorney: \_\_\_\_\_  
Brief description for the Index: PROP-BRANTLEY AC \_\_\_\_\_

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

**GRANTOR:** Juanorex, LLC  
whose mailing address is 1317 North Gregson Street, Durham, NC 27701

**GRANTEE:** Hanselco, LLC  
whose mailing address is 2022 Chapel Hill Road, 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 2444, Page 773-774, and being reflected on plat(s) recorded in Map/Plat Book 16, page/slide 169.

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.

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

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.

Juanorex, LLC

By: [Signature] (Entity Name) \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Rex Crews, Member/Manager Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

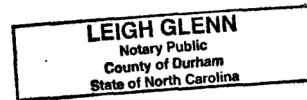
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of NC  
County of Durham

(Official/Notarial Seal)

I, the undersigned Notary Public of the County and State aforesaid, certify that Rex Crews personally came before me this day and acknowledged that he is the Member/Manager of Juanorex, LLC, and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3 day of March, 2015.



[Signature] Notary Public  
My Commission Expires: 10-15-18

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

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:

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_  
\_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

All that certain parcel of land lying and being situated in the County of DURHAM, State of NC, to-wit:

BEGINNING AT AN IRON STAKE, THE POINT OF INTERSECTION OF JERSEY AVENUE AND CHAPEL HILL ROAD IN THE CITY OF DURHAM, AS SHOWN ON THE MAP HEREINAFTER REFERRED TO; AND RUNNING THENCE FROM SAID BEGINNING POINT WITH THE PROPERTY LINE ON THE NORTH SIDE OF CHAPEL HILL ROAD NORTH 62° 34' EAST 1.5 FEET TO AN IRON STAKE; THENCE ALONG AND WITH THE PROPERTY LINE OF THE NORTH SIDE OF CHAPEL HILL ROAD IN A NORTHEASTERLY DIRECTION 49.9 FEET ALONG AN ARC, THE RADIUS OF WHICH IS 200.5 FEET TO A POINT; THENCE ALONG AND WITH THE PROPERTY LINE OF THE NORTH SIDE OF CHAPEL HILL ROAD NORTH 63° 10' EAST 69.2 FEET TO AN IRON STAKE AT THE SOUTHWEST CORNER OF DUKE POWER COMPANY; THENCE ALONG AND WITH THE WESTERN BOUNDARY LINE OF DUKE POWER COMPANY NORTH 41° 41' WEST 164.4 FEET TO AN IRON STAKE IN THE PROPERTY LINE ON THE EAST SIDE OF JERSEY AVENUE; THENCE LANG AND WITH THE PROPERTY LINE OF THE EAST SIDE OF JERSEY AVENUE SOUTH 1° 33' EAST 182.7 FEET TO THE PLACE OR POINT OF BEGINNING, AND BEING SHOWN AND DESIGNATED AS THE PROPERTY OF A.C. BRANTLEY ACCORDING TO MAP AND SURVEY OF SAME MADE BY HUNTER JONES, CIVIL ENGINEER, FEBRUARY, 1944, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DURHAM COUNTY IN BOOK OF PLATS 16, AT PAGE 169, TO WHICH MAP REFERENCE IS HEREWITH MADE FOR A MORE PARTICULAR DESCRIPTION.

Being that parcel of land conveyed to JUANOREX, LLC from JAMES P. DAVIS, JR. AND WIFE ELAINE R. DAVIS by that deed dated 03/30/1998 and recorded 04/01/1998 in deed book 2444, at page 773 of the DURHAM County, NC Public Registry.