

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 FEB 29 02:45:41 PM  
 BK: 7881 PG: 565-567  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,950.00  
 INSTRUMENT # 2016005954  
 MDEGREE



2016005954

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \_\_\_\_\_

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC, P.O.  
Box 3358, Durham, NC 27702

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 29th day of February, 2016 by and between

GRANTOR

GRANTEE

SEVENTY WEST PROPERTIES, INC.

NEAL ROAD INDUSTRIAL PARK, LLC  
  
 4205 Pleasant Green Road  
 Durham, NC 27705

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

SEE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION

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 \_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 181 page 369.

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:

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

SEVENTY WEST PROPERTIES, INC.

(SEAL)

(Entity Name)

By: David Fox

Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: David Fox Pres. Jent

Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City 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

Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City 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

Notary's Printed or Typed Name

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_

DAVID FOX - personally appeared before me this day and acknowledged that he is the PRESIDENT of Seventy West Properties, Inc.

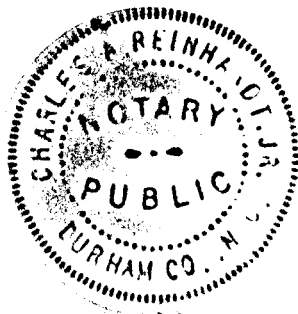
a North Carolina ~~or~~ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 29 day of FEBRUARY, 2016.

My Commission Expires: MAY 13, 2017

CHARLES A REINHARDT Notary Public

Notary's Printed or Typed Name



**LEGAL DESCRIPTION ANNEX**

**4500 Hillsborough Road  
Durham County Tax Parcel ID 175554  
(former Durham County Parcel ID 763-01-006)  
Durham County GIS PIN No. 0803-04-71-6353**

LYING on the northern side of Hillsborough Road, containing 130,214.94 square feet (2.98932 acres), more or less, and being all of Lot A of the Recombination Plat for SEVENTY WEST PROPERTIES, as per plat and survey thereof now on file in Plat Book 181 at page 369 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

THIS IS A PURCHASE MONEY DEED OF TRUST.