

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2015 Jun 22 04:19 PM NC Rev Stamp: \$ 288.00
 Book: 7729 Page: 331 Fee: \$ 26.00
 Instrument Number: 2015019694
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 288 Parcel Identifier No: _____

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein includes does not include the primary residence of the grantor.

THIS DEED made this 22 day of June , 2015, by and between:

GRANTOR	GRANTEE
Leslie H. Foster, II and Ada Foster McDermott, Trustees of the Foster Trust Dated 9/20/96 PO Box 2880 Durham, NC 27715	Joe F. Berini Construction Co., Inc. PO Box 2821 Durham, NC 27715

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 or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

BEING all of Lots 2, 4, 5 and 6 of Plat Showing Property of Leslie H. Foster, as per plat and survey of same by J. Watts Copley, Land Surveyor, dated December, 1954, Plat Book 29, Page 69, Durham County Registry. Parcel ID: 125637 (Lot 2) and Parcel ID: 125639 (Lots 4, 5, 6).

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 2238 at Page 701. A map showing the above described property is recorded in Plat Book 29, Page 69.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Ada Foster McDermott by Leslie H. Foster, II, as attorney in fact

(SEAL)

Ada Foster McDermott by Leslie H. Foster, II, as attorney in fact, Trustee of the Foster Trust Dated 9/20/96

Leslie H. Foster, II

(SEAL)

Leslie H. Foster, II Trustee of the Foster Trust Dated 9/20/96

(SEAL)

(SEAL)

State of NC / County of Durham

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: Ada Foster McDermott by Leslie H. Foster, II, as attorney in fact and Leslie H. Foster, II. Witness my hand and official stamp or seal this 22nd day of June, 2015.

My Commission Expires: 4-21-17
(SEAL - STAMP)

[Signature]

