

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Mar 23 01:33 PM NC Rev Stamp: \$ 1560.00  
Book: 7894 Page: 719 Fee: \$ 26.00  
Instrument Number: 2016008586  
DEED

RETURN TO: Kathryn S. Drake, Attorney at Law, PA  
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

PREPARED BY: Kathryn S. Drake, Attorney at Law, PA  
12324 Hampton Way Drive, Suite 101, Wake Forest, NC 27587

BRIEF DESCRIPTION: 0.69 acres, NC Highway 54 Prepared by and hold for:

TAX IDENTIFICATION: REVENUE STAMPS: \$1560 Kathryn S Drake  
Attorney at Law

PARCEL IDENTIFICATION: 8224851

The property does not include the primary residence of the Grantor.

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**NORTH CAROLINA GENERAL WARRANTY DEED**

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This deed made this the 21<sup>st</sup> day of March, 2016, by and between:

GRANTOR: Balaji Investments, LLC  
71 Huntington Drive  
Dunn, NC 28334

GRANTEE: Jerry T. McBride, Deborah W. McBride and  
James Ray Sanders, Trustees of the  
Life Church of Durham,  
1912 E. NC 54 Highway  
Durham, NC 27713

Mailing Address:  
2320 Orangewood Dr.  
Durham, NC 27705

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby  
acknowledged, does grant, convey and transfer unto Grantee in fee simple the property  
described as follows:

TOWNSHIP OF TRIANGLE

COUNTY OF DURHAM

See attached Exhibit A.

The above property was acquired by Grantor by instrument recorded in Book 4197, Page 564, Durham County Registry.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Easements, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Balaji Investments, LLC

K. Sudhakar Reddy (SEAL)  
 BY: Member/Manager

STATE OF NORTH CAROLINA

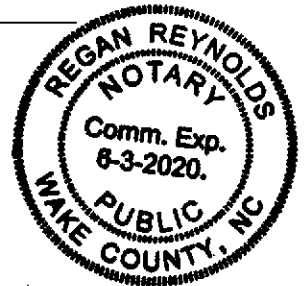
COUNTY OF Wake

The undersigned, Regan Reynolds, a Notary Public of the County and State aforesaid, certify that Sudhakar Kalleem, personally appeared before me this day and acknowledged that he is Member/ Manager of Balaji Investments, LLC, and that by authority duly given and as an act of the limited liability company, the foregoing instrument was signed in its name by him as its Member/Manager.

Witness my hand and official stamp or seal, this the 21 day of March, 2016.

My Commission expires: 3 June 2020

Regan Reynolds  
 Notary Public



**Exhibit "A"**

Lying in Triangle Township, Durham County, North Carolina, and beginning at a point on the South side of Highway 54 at the Northwest corner of Kenan Oil Co., Inc., and running thence Southward, South 05° 11' 40" West 300 feet to a point (control corner) and thence running a new line South 84° 48' 20" East 100 feet to a point; and running thence Northward, North 05° 11' 40" East 300 feet to a point on the Southern right-of-way line of N.C. Highway 54; running thence North 84° 48' 20" West a distance of 100 feet to the point and place of BEGINNING and containing 0.69 acre, more or less. (See unrecorded plat of property entitled "Survey for Midlick and Shefte Property" by Fulton & Associates, Surveyors and Land Planners, dated April 28, 1988.)

SAVING AND EXCEPTING the following tract of land which was conveyed to the Department of Transportation by deed recorded in **Book 1666, Page 774**, of the Durham County Registry:

Beginning at the Northwestern property corner of Daniel R. Shefte, common with The Plaza Center Condominium, now or formerly; thence an Easterly direction along and with the Northern property line of Daniel R. Shefte to a common property corner between Executive Office Park of Durham Association, Inc., now or formerly, and Daniel R. Shefte, said property corner being the Northeastern property corner of Daniel R. Shefte; thence Southerly along and with the Eastern property line of Daniel R. Shefte, common with Executive Office Park of Durham Association, Inc., to a point lying 40 feet Southerly of and normal to Survey Line A; thence a Westerly direction along a line lying 40 feet Southerly of and parallel to Survey Line A, to the point of intersection with the Western property line of Daniel R. Shefte common with The Plaza Center Condominium; thence Northerly along and with said Western property line to the point of BEGINNING.

**PIN: 0738-03-03-1362**

**Address: 1912 NC Highway 54 East, Research Triangle Park  
Durham, Durham County, North Carolina**