

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 NOV 23 10:48:48 AM  
 BK:7828 PG:864-866  
 DEED  
 FEE:\$26.00  
 EXCISE TAX: \$1,391.00  
 INSTRUMENT # 2015039085  
 SCEARNEL



2015039085

Excise Tax \$1,391.00

Parcel ID: 164998

Mail after recording to: Grantee

This instrument was prepared by Sarah C. Blount, Attorney (without title examination)  
 Jordan Law Offices, P.A., 4509-204 Creedmoor Rd., Raleigh, NC 27612

Brief description for the Index: **PROP-PRATT ROBERT/LT#01-0 2 LT#03 PT LT#26 PT**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 20th day of November, 2015 by and between:

| GRANTOR   | GRANTEE   |
|---|---|
| <p><b>Gholam Abbas Haj Piroozbakht, and wife<br/>                     Razieh Azadi</b></p> <p>5501 Peakton Drive<br/>                     Raleigh, NC 27614</p> | <p><b>Junktroopers, LLC</b></p> <p>2210 Page Rd., Suite 104<br/>                     Durham, NC 27703</p> |

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Durham, Durham County, North Carolina, with a street address of **1914 E US Highway 70, Durham, NC 27703**, and more particularly described as:

**SEE EXHIBIT "A"**

The property hereinabove described was acquired by Grantor by General Warranty Deed recorded in Book 5319, Page 145.

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

A map showing the above described property is recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_.

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:

1. Ad valorem taxes for 2015 and subsequent years; and
2. All applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and easements and rights-of-way of record.

IN WITNESS WHEREOF, Grantors have duly executed the following as of the day and year first above written.

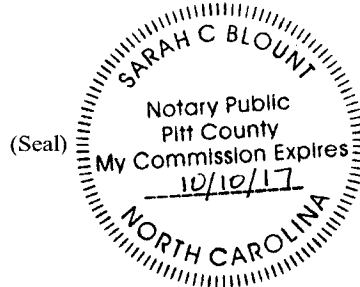
Gholam Abbas Haj Piroozbakht                      Razieh Azadi  
 Gholam Abbas Haj Piroozbakht                      Razieh Azadi

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, Sarah C Blount, a Notary Public for Pitt County, North Carolina, certify that **Gholam Abbas Haj Piroozbakht** personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of November, 2015.

Sarah C Blount  
 Official Signature of Notary



STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, Sarah C Blount, a Notary Public for Pitt County, North Carolina, certify that **Razieh Azadi** personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of November, 2015.

Sarah C Blount  
 Official Signature of Notary

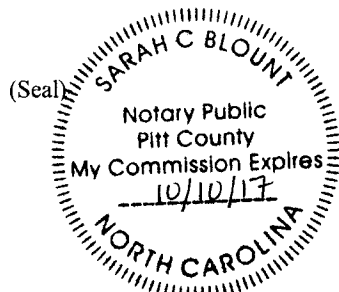


Exhibit A

Lying in Durham County, North Carolina and more particularly described as follows:

BEGINNING at a stake in the southern edge of the right of way of US Highway 70 East from Durham at the northeast corner of the property of Dewitt T. Bailey as more fully described in Deed Book 110, Page 517 of the Durham County Registry, and proceeding along and with the southern edge of the said right of way South 51 deg. 30' 26" East 282.00 feet to a stake in the corner of the property of Cornwall Development Corporation as more fully described in Deed Book 340, Page 91 of the Durham County Registry; thence South 64 deg. 05' 41" West 182.82 feet to a stake; thence North 51 deg. 24' 10" West 203.30 feet to a stake at the intersection of the line of the said Dewitt and Cornwall properties; and thence North 38 deg. 35' 50" East 164.50 feet to a stake in the southern edge of the right of way of US Highway 70, the point and place of BEGINNING, and more fully shown and described in plat of survey dated August 18, 1983 by Southeastern Surveys, Inc., Job 83358, entitled "Property of ROBERT E PRATT," to which reference is hereby made for a more complete description of the property.

Currently Designated as Parcel ID No. 164998 and PIN No. 0749-02-99-4267

Located at 1914 E US 70 HWY, Durham, Durham County, North Carolina

Back Deed Reference: North Carolina General Warranty Deed recorded August 11, 2006 in Book 5319, Page 145, Durham County Public Registry

A.P.  
R.A