

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 May 23 01:08 PM NC Rev Stamp: \$ 500.00
Book: 8429 Page: 662 Fee: \$ 26.00
Instrument Number: 2018017329
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No: 130275 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee _____ Attorneys Title _____

This instrument was prepared by: W. Samuel Weathers, 720-A, W. Hargett St, Raleigh, NC 27603

Brief description for the Index: Floyd Lofton Property 37/27

THIS DEED is made on the date set forth below in the acknowledgment hereof by and between:

GRANTOR	GRANTEE
<p>James A. Wilfong and spouse, Maria Herrera</p> <p>2603 S Miami Blvd Durham, NC 27703</p>	<p>Cristian Tires, LLC Mailing Address: 5409 Sorrell Crossing Drive Raleigh, NC 27617</p> <p>Property Address: 1951 Cheek Road Durham, NC 27704</p>

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

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1084 Page 168, Durham County Registry.

All or a portion of the property herein conveyed does _____ does not X include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 37 Page 27 Durham County Registry.

Submitted electronically by W. Samuel Weathers Attorney At Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

1. All easements, restrictions and encumbrances of record;
2. Ad Valorem taxes for current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year acknowledged below.

(X) James A. Wilfong (seal)
 James A. Wilfong

(X) Maria Herrera (seal)
 Maria Herrera

State of NC - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that James A. Wilfong and Maria Herrera 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 22 day of May, 2018.

Notary Signature: [Signature]

Notary Printed Name: W. Samuel Whitmeyer-Weathers

My Commission Expires: 4/3/2023

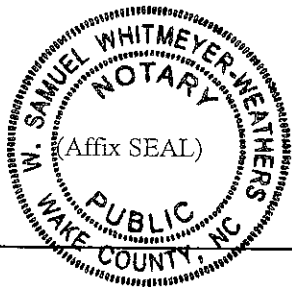


Exhibit "A"

BEGINNING at the northwest intersection of Midland Terrace and the Fish Dam Road (sometimes called the Cheek Road) and running thence along and with the north side of said Fish Dam Road North 72° 39' West 147.5 feet to a stake; thence North 9° 30' West 70.1 feet to a stake; thence North 39° 8' East 35.5 feet to a stake; thence North 70° 8' East 81.7 feet to a stake; thence North 69° 16' East 98.7 feet to a stake; thence South 69° 49' East 50.5 feet to a stake on the west side of Midland Terrace; thence along and with the west side of said Midland Terrace South 25° 16' West 204.3 feet to a stake, the point of BEGINNING, as per plat and survey of the FLOYD F. LOFTIN PROPERTY now on file in the office of the Register of Deeds of Durham County in Plot Book 37, at Page 27, to which reference is hereby made for a more particular description of same.