

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 DEC 29 04:04:46 PM
BK: 7848 PG: 933-934
DEED
FEE: \$26.00
EXCISE TAX: \$256.00
INSTRUMENT # 2015042897
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$256.00

Parcel Identifier No. 160671, 160070, 160669 and 160668 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Lot 9, 10, 11 and 12, Block M. Section One, Northeast Hills – PB 47-34

THIS DEED made this 29th day of December, 2015, by and between

| GRANTOR | GRANTEE |
|--|---|
| Newman Land Company LLC, a North Carolina limited liability company | Durham Building Company, LLC, a North Carolina limited liability company |
| ADDRESS: PO Box 52286 Durham, NC 27717 | ADDRESS: 3725 Stonegate Drive Durham, NC 27705 |

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

BEING all of Lots, 9, 10, 11 and 12, Block M, Section One, Northeast Hills as recorded in Plat Book 47, Page 34, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7839, Page 615 and Book 7839, Page 617, Durham County Registry.

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 47, Page 34, Durham County Registry.

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:

2016 ad valorem taxes

Restrictive Covenants as recorded in Book 310, Page 373, Durham County Registry.

Easements and right-of-ways of record.

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

Newman Land Company LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)
Tyrone Newman, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that Tyrone Newman personally came before me this day and acknowledged that he is the Manager of Newman Land Company LLC, a North Carolina limited liability company, 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 29th day of December, 2015.

My Commission Expires: 2/2/19
(Affix Seal)

[Signature]
William A. Anderson Notary Public
Notary's Printed or Typed Name

