

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 MAR 06 04:52:16 PM
BK:8137 PG:369-371
DEED
FEE: \$26.00
EXCISE TAX: \$600.00
INSTRUMENT # 2017007399
JTABRON



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$600.00 Recording Time, Book and Page
Tax Map No. Parcel Identifier No. 159576 & 159574

Mail after recording to: Grantee, 4002 Westfield Drive, Durham, NC 27705
This instrument was prepared by: Edmund D. Milam, Jr., Esq. (without benefit of title exam)

THIS DEED made this 6th day of March, 2017 by and between

GRANTOR

MID-SOUTH INVESTMENTS, LLC
a N.C. limited liability company

Grantor's Address: P.O. Box 2597, Durham, NC 27715

GRANTEE

DROEGE PROPERTIES LLC
a N.C. limited liability company

Property Address: 2008 and 2014 Cheek Rd., Durham, NC 27704

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 and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference herein, for the legal description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6565, Page 211-216 and Book 2380, Page 585 Durham County Registry.

A map showing the above described property is recorded in Plat Book 14, Page 9 Durham County, as referenced within this instrument.

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

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

Ad Valorem taxes not yet due and payable

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 officer(s), the day and year first above written.

Mid-South Investments, LLC

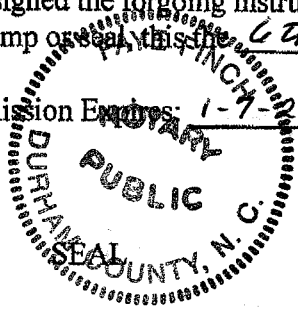
By: Robert S. Shackleford (SEAL)
Robert S. Shackleford

Title: Member/Manager

STATE OF NC
COUNTY OF Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that Robert S. Shackleford personally came before me this day and acknowledged that he is the Member/Manager of Mid-South Investments, LLC, a N.C. limited liability company, and that by authority duly given and as the act of such entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 6th day of March, 2017.

My Commission Expires: 1-7-2021



Faye Finch
Notary Public
Print Notary Name: FAYE FINCH

EXHIBIT "A"**Tract 1:**

BEING all of Lot #46 of "EAST HIGHLAND, Group One, Northern Part", as per plat of survey on file in the Office of the Register of Deeds for Durham County in Plat Book 14 at Page 9, to which reference is hereby made for a more particular description. LESS AND EXCEPTING from the foregoing Lot the portion conveyed to the Department of Transportation in Book 2394, Page 620, Durham County Registry.

Tract 2:

BEGINNING at an iron pin set at the northeastern corner of Lot 5 (Plat Book 14, Page 9, Durham County Registry), said point being located in the western right-of-way line of Hoover Road as shown on the plat and survey hereinafter referred to, and running thence in a northwesterly direction North $84^{\circ} 00' 00''$ West 504.61 feet to a control corner; thence in a northeasterly direction the following courses and distances: North $06^{\circ} 00' 00''$ East 231.88 feet; and North $06^{\circ} 00' 00''$ E 224.52 feet to a mathematical point; thence in a southeasterly direction the following courses and distances: South $55^{\circ} 00' 00''$ East 110.53 feet; South $51^{\circ} 00' 00''$ East 121.00 feet; and, South $55^{\circ} 00' 00''$ East 124.03 feet to an iron pin set ; thence in a northeasterly direction North $11^{\circ} 05' 39''$ East 380.67 feet to an existing iron pin located in the southern right-of-way line of Cheek Road; thence in a southeasterly direction along and with the southern right-of-way line of Cheek Road South $65^{\circ} 48' 9''$ East 180.92 feet to an iron pin set at the point of intersection of Cheek Road and Hoover Road; thence in a southwesterly direction along and with the western right-of-way line of Hoover Road South $06^{\circ} 44' 07''$ West 599.50 feet to the point and place of Beginning, and being 5.36 acres, more or less, as shown on plat entitled "Property Surveyed for Mid-South Investment Company" dated 1/30/97, prepared by Callemyn Parker Engineering. Also being all or a portion of Lots 4, 4A, 4B, 4C, 47 and 48, as shown in Plat Book 14, Page 9 Durham County Registry.

For further reference see Real Estate Book 349, Page 686, Durham County Registry.