

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Nov 20 03:56:42 PM
BK:8549 PG:976-979
DEED
FEE: \$26.00
INSTRUMENT # 2018040393
EXCISE TAX: \$9,200.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 9,200.00

Parcel Identifier No. 0830-15-53-4557 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Harriss & Marion, PLLC 2741 University Dr., Durham, NC 27707

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Lot 1 Plat Book 182 Page 350

THIS DEED made this 20th day of November 2018, by and between

GRANTOR	GRANTEE
<p>REA RIDDLE RD., LLC a North Carolina limited liability company</p>	<p>FRANMAR PROPERTIES OF NORTH CAROLINA, LLC a North Carolina limited liability company</p>
<p>and</p>	
<p>SOUTHERN LEASING, INC. a North Carolina corporation</p>	
<p>ADDRESS: 3333 Chapel Hill Boulevard Durham, NC 27707</p>	<p>ADDRESS: 111 Paterson Avenue Hoboken, NJ 07030</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.

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 182, Page 350, 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. Ad valorem taxes for 2018 and subsequent years;
- 2. Zoning ordinances affecting the property; and
- 3. Easements, restrictions and conditions of record.

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

REA RIDDLE RD., LLC
a North Carolina limited liability company

By: *Joe L. Jernigan* (SEAL)
Joe L. Jernigan, Manager

SOUTHERN LEASING, INC.
a North Carolina corporation

By: *Louis M. Wade, Jr.* (SEAL)
Louis M. Wade, Jr., President

STATE OF North Carolina
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Joe L. Jernigan as Manager of REA RIDDLE RD., LLC**

Date: 11/19/2018

Jaime Morris
Notary Public
Print Name: Jaime Morris

[Official Seal]

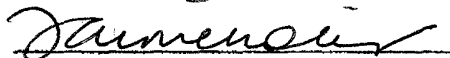
JAIME MORRIS
Notary Public, North Carolina
Durham County
My Commission Expires
July 16, 2020

My commission expires: July 16, 2020

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Louis M. Wade, Jr. as President of Southern Leasing, Inc.**

Date: 11/19/2018



Notary Public

Print Name: Jaime Morris

[Official Seal]

JAIME MORRIS
Notary Public, North Carolina
Durham County
My Commission Expires
July 16, 2020

My commission expires: 7/16/2020

EXHIBIT A

Legal Description

The Land is described as follows:
In the State of NC, County of Durham

PROPERTY LOCATED ON THE WEST SIDE OF BRIGGS AVE. AND BEING ALL OF LOT 1,
AS SHOWN ON MAP ENTITLED "FINAL PLAT OF RECOMBINATION PLAT FOR
CHICAGO STREET, PREPARED BY S.D. PUCKETT & ASSOCIATES, RECORDED IN PLAT
BOOK 182, PAGE 350, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS MADE.

TOGETHER WITH THAT 50' UTILITY AND CROSS ACCESS EASEMENT SHOWN ON A
PLAT RECORDED IN PLAT BOOK 182 AT PAGE 350, DURHAM COUNTY REGISTRY.

THE PROPERTY HAS A STREET ADDRESS OF 2020 S. BRIGGS AVE., DURHAM, NC 27707
AND A TAX PARCEL #133520.