

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Sep 09 03:57 PM
Book: 9457 Page: 720
NC Rev Stamp: \$ 2750.00 Fee: \$ 26.00
Instrument Number: 2021046066
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,750.00

Parcel Identifier 108038. Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 2022 Chapel Hill Rd

THIS DEED made effective as of the 9 day of September, 2021, by and between

GRANTOR	GRANTEE
HANSELLCO, L.L.C., a North Carolina limited liability company 217 Pineview Rd. Durham, NC 27707	Pannill Siblings, LLC a North Carolina limited liability company 133 W Franklin St Suite 120 Chapel Hill, NC 27516

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

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7657, page 291.

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

A map showing the above described property is recorded in Plat Book 16, page 169.

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.

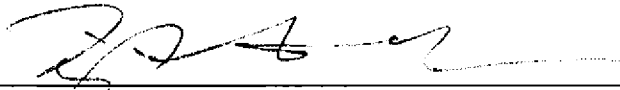
AND THE GRANTOR covenants with Grantee that Grantor has done nothing to impair such title as Grantor submitted electronically by "Littlewood Law, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for those exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

[Signatures on following page]

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

HANSELLCO, L.L.C.,
a North Carolina limited liability company

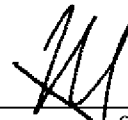
 (SEAL)
By: Philip Hansell, Manager

State of North Carolina County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Philip Hansell.

Date: September 9, 2021

(Affix Official Seal below)


Official Signature of Notary Public
Notary Public

Print Name: William A. Anderson III

My commission expires: 2/13/24

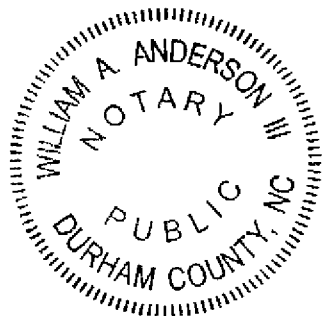


EXHIBIT A

All that certain parcel of land lying and being situated in the County of DURHAM, State of NC, to-wit:

BEGINNING AT AN IRON STAKE, THE POINT OF INTERSECTION OF JERSEY AVENUE AND CHAPEL HILL ROAD IN THE CITY OF DURHAM, AS SHOWN ON THE MAP HEREINAFTER REFERRED TO; AND RUNNING THENCE FROM SAID BEGINNING POINT WITH THE PROPERTY LINE ON THE NORTH SIDE OF CHAPEL HILL ROAD NORTH 62° 34' EAST 1.5 FEET TO AN IRON STAKE; THENCE ALONG AND WITH THE PROPERTY LINE OF THE NORTH SIDE OF CHAPEL HILL ROAD IN A NORTHEASTERLY DIRECTION 49.9 FEET ALONG AN ARC, THE RADIUS OF WHICH IS 200.5 FEET TO A POINT; THENCE ALONG AND WITH THE PROPERTY LINE OF THE NORTH SIDE OF CHAPEL HILL ROAD NORTH 63° 10' EAST 69.2 FEET TO AN IRON STAKE AT THE SOUTHWEST CORNER OF DUKE POWER COMPANY; THENCE ALONG AND WITH THE WESTERN BOUNDARY LINE OF DUKE POWER COMPANY NORTH 41° 41' WEST 164.4 FEET TO AN IRON STAKE IN THE PROPERTY LINE ON THE EAST SIDE OF JERSEY AVENUE; THENCE LANG AND WITH THE PROPERTY LINE OF THE EAST SIDE OF JERSEY AVENUE SOUTH 1° 33' EAST 182.7 FEET TO THE PLACE OR POINT OF BEGINNING, AND BEING SHOWN AND DESIGNATED AS THE PROPERTY OF A.C. BRANTLEY ACCORDING TO MAP AND SURVEY OF SAME MADE BY HUNTER JONES, CIVIL ENGINEER, FEBRUARY, 1944, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DURHAM COUNTY IN BOOK OF PLATS 16, AT PAGE 169, TO WHICH MAP REFERENCE IS HEREWITH MADE FOR A MORE PARTICULAR DESCRIPTION.

Being that parcel of land conveyed to JUANOREX, LLC from JAMES P. DAVIS, JR. AND WIFE ELAINE R. DAVIS by that deed dated 03/30/1998 and recorded 04/01/1998 in deed book 2444, at page 773 of the DURHAM County, NC Public Registry.

EXHIBIT B

EXCEPTIONS

1. Real property ad valorem taxes not yet due and payable and recorded general utility, sewer and drainage easements serving the Property.
2. Zoning Ordinances affecting the Property.
3. Matters revealed by map/plat recorded in Plat Book 16, Page 169, Durham County Registry.
4. Title to and rights of others in and to the use of Jersey Avenue and Chapel Hill Road, to their full legal widths.
5. Notice of Residual Petroleum as recorded in Book 7659, Page 473, Durham County Registry.
6. Matters as shown on survey by Jimmy F. Cain, PLS, L-2498, dated January 26, 2021, entitled ALTA/NSPS Land Title Survey and any easements or rights-of-way associated therewith, including:
 - a) Gas Meters
 - b) Clean Outs
 - c) Power Meter encroaches over adjoining lot line by a maximum of 1 foot +/-