

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Mar 28 04:13:59 PM
 BK:8392 PG:101-105
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018010201
 EXCISE TAX: \$1,700.00
 TREFEARN



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,700.00

Tax Parcel Identifier Nos.:	109186 & 109187
Prepared by and return to:	Schell Bray PLLC (AFE) 100 Europa Dr., Suite 271 Chapel Hill, NC 27517

Brief Description for the Index: Metes and Bounds

THIS DEED effective as of this 28th day of March, 2018, by and between:

GRANTOR:	GRANTEE:
<p>YAR-MAX COMPANY, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 3802 Northampton Road Durham, NC 27707</p>	<p>2107 ROXBORO, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 106 S. Churton St., Suite 200 Hillsborough, NC 27278</p>

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 Grantor, for a valuable consideration, the receipt and sufficiency of which of are hereby acknowledged, has and by these presents does give, grant, and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 4945, Page 420 of the Durham County Registry.

The property hereinabove described does not include the primary residence of a 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.

Grantor covenants with 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: see **Exhibit B** attached hereto and incorporated by reference herein.

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

YAR-MAX COMPANY, LLC, a North Carolina limited liability company

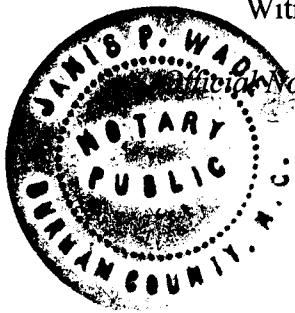
By: Charles S. Atwater
Charles S. Atwater, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Janis P. Wade, a Notary Public, certify that Charles S. Atwater, personally came before me this day and acknowledged that he is Manager of Yar-Max Company, LLC, a North Carolina limited liability company, and being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal, this the 27th day of March, 2018.



(Official Notary Seal)

Janis P. Wade
Signature of Notary

JANIS P. WADE, Notary Public
Printed or typed name

My commission expires: 2/23/2020

**Exhibit A
Legal Description**

TRACT I: BEGINNING at a stake at the point of intersection of the northern property line of St. Paul Street with the western property line of the Durham-Roxboro Road and running from said beginning point North 85 degrees 24 minutes West along and with the northern property line of St. Paul Street 175 feet to a stake; thence North 4 degrees 36 minutes with the eastern line of Lot #32 in Block C as shown on the plat hereinafter referred to 50 feet to a stake; thence South 85 degrees 24 minutes East 175 feet to a stake in the western property line of the Durham-Roxboro Road; thence South 4 degrees 36 minutes West along and with the western property line of the Durham-Roxboro Road 50 feet to the place and point of BEGINNING and being Lot #33 in Block C of the Dillard Lands Property of Durham Housing Corporation as shown on the plat of George C. Love, Registered Engineer, dated March 27, 1942 and recorded in Plat Book 14, Page 84, Durham County Registry. See Deed Book 346, Page 482, Durham County Registry.

TRACT II: BEGINNING at a stake on the west side of Roxboro Road at the southeast corner of Lot #59 as shown on the plat hereinafter referred to, and running thence along and with the south line of Lot #59 North 85 degrees 24 minutes West 175 feet to a stake in the east line of Lot #72 of the plat hereinafter referred to; thence along and with the east line of said Lot #72 South 4 degrees 36 minutes West 50 feet to a stake in the northwest corner of Lot #62 as shown on the plat hereinafter referred to; thence with the north line of said Lot #62 South 85 degrees 24 minutes East 175 feet to a stake on the west side of Roxboro Road; thence along and with the west side of Roxboro Road North 4 degrees 36 minutes East 50 feet to the point and place of BEGINNING, and being all of Lots #60 and #61 as shown on a survey by E.C. Belvin, Surveyor, dated April 22, 1924 of the R.E. DILLARD, ROXBORO ROAD PROPERTY, as recorded in Plat Book 3, Page 16, Durham County Registry, to which reference is made for a more particular description of same. See Deed Book 346, Page 520, Durham County Registry.

TRACT III: BEGINNING at an iron stake on the west side of the Durham and Roxboro Road at the southeast corner of Lot #55 on the plat hereinafter referred to and running thence with the southern line of Lot #55 North 85 degrees 24 minutes West 175 feet to a stake in the line of Lot #49 on said plat; thence with the eastern lines of Lots #49 and #72 South 4 degrees 36 minutes West 50 feet to a stake at the northwest corner of Lot #58 on said plat; thence with the line of Lot #58 South 85 degrees 24 minutes East 175 feet to the west side of Durham and Roxboro Road; thence with west side of said Durham and Roxboro Road North 4 degrees 36 minutes East 50 feet to the BEGINNING, and being Lots #56 and #57 as shown on the plat of R.E. DILLARD, ROXBORO ROAD PROPERTY, made by E.C. Belvin, Surveyor, April 22, 1924, to which said plat reference is hereby made as a part of the description of said property. See Plat Book 3 at Page 16; also Deed Book 193 at Page 54, both referenced Durham County Registry. See Deed Book 346, Page 483, Durham County Registry.

TRACT IV: BEGINNING at a stake on the west side of Roxboro Road at the southeast corner of Lot #57 as shown on the plat hereinafter referred to, and running thence along and with the south boundary of said Lot #57 North 85 degrees 24 minutes West 175 feet to a stake in the east boundary of Lot #72 of the plat hereinafter referred to; thence with the east boundary of said Lot

#72 South 4 degrees 36 minutes West 50 feet to a stake in the northwest corner of Lot #60; thence along and with the north line of said Lot #60 South 85 degrees 24 minutes East 175 feet to a stake on the west side of Roxboro Road; thence along and with the west side of Roxboro Road North 4 degrees 36 minutes East 50 feet to the point and place of BEGINNING and being all of Lots #58 and #59 of the R.E. DILLARD, ROXBORO ROAD PROPERTY, as shown on survey by E.C. Belvin, Surveyor, dated April 22, 1924, to which said plat reference is hereby made for a more particular description of said property. See Plat Book 3 at Page 16, Durham County Registry. See Deed Book 346, Page 481, Durham County Registry. EXCEPTING from the above-described property is Parcel #1 and Parcel #2 conveyed to the City of Durham by deed recorded in Book 1117, Page 989 of the Durham County Registry.

Exhibit B

1. Taxes for the year 2018, and subsequent years, not yet due and payable.
2. Subject to matters shown on plats recorded in Plat Book 3A at Page 16, Plat Book 14 at Page 84, and Plat Book 103 at Page 31.
3. Rights of tenants and others in possession as tenants only, as identified below:
 - a. Guanajuato Durham LLC and David Angel Moncada, sole owner, individual; and
 - b. Raleigh-Durham Check Cashers, Inc., a North Carolina Corporation