


FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2018 Nov 19 11:10:51 AM  
 BK:8548 PG:629-630  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2018040116  
 EXCISE TAX: \$650.00  
**SMMARSH**  
  
 2018040116

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 650.00

**Parcel Ref No 100956 PIN: 0822-06-37-7592 Account No: 8136395**

Mail/Box to: Law Office of Anne Page Watson, P.L.L.C., 3400 Croasdaile Drive, #205, Durham, North Carolina 27705

This instrument was prepared by: Young, Haskins, Mann, Gregory, McGarry & Wall, P.C., Post Office Box 72, Martinsville, Virginia 24114-0072

Brief description for the Index: 2117 Guess Road, Durham, North Carolina 27705

THIS DEED made this \_\_\_\_ day of November, 2018, by and between

GRANTOR	GRANTEE
<p><b>CARTER BANK &amp; TRUST</b>                      A Virginia corporation, Successor by Merger with  <b>COMMUNITY NATIONAL BANK</b>                      1300 Kings Mountain Road                      Martinsville, VA 24112</p>	<p><b>ELYSIUM PROPERTIES, LLC</b>                      A North Carolina limited liability company                      811 9th St, Suite 210                      Durham, NC 27705</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 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 in fee simple with special warranty of title unto the Grantee, the following lot or parcel of land situated in Durham County, North Carolina:

All that certain tract of parcel of land, together with all improvements thereon and appurtenances thereunto appertaining, situated at 2117 Guess Road, Durham County, Durham, North Carolina, containing 0.461 acres, more or less, as shown on that certain Plat of Survey for Peoples National Bank, prepared by S.D. Puckett & Associates, Inc, P.L.S., dated May 26, 2004, and more particularly described as follows:

BEGINNING at an iron pin on the Northern property line of Sunset Avenue, said iron pin being N 85° 14' 00" W along said Northern property line of Sunset Avenue extended, a distance of 52.97 feet from the intersection of said Northern property line of Sunset Avenue and the Southern property line of Guess Road, and running N 85° 14' 00" W along said Northern property line of Sunset Avenue, a distance of 226.50 feet to an iron pin on the Eastern property line of Rogers and Chesson; thence N 46° 08' 01" E along said eastern property line, a distance of 184.70 feet to an iron pin on the Southern property line of Guess Road; thence S 43° 51' 59" E along said Southern

property line of Guess Road, a distance of 156.77 feet to an iron pin; thence in a Southwesterly direction along an arc to the right, said arc having a radius of 20.00 feet, a length of 48.39 feet to an iron pin, said iron pin being the place and point of beginning, and containing 18,794.00 square feet.

For further description, see map showing Property of City Tract 933 prepared by the Department of Transportation and Utilities, City of Durham, North Carolina, Norman A. Beaver, Registered Land Surveyor No. L1132 said map dated April 1, 1974, and recorded in the Office of the Register of Deeds of Durham County in Plat Book 68, Page 108. See also Deed Book 406, at page 193.

BEING the same property conveyed to Community National Bank (now Carter Bank & Trust) by deed from RBC Centura Bank, N.A., dated July 19, 2004, recorded in Book 4473, page 297-301 in the Office of the Register of Deeds of Durham County, North Carolina.

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

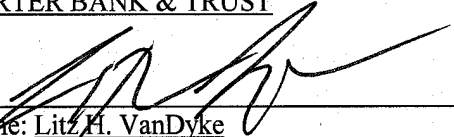
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

All easements, restrictions and rights-of-way of record, and ad valorem taxes for the current year.

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

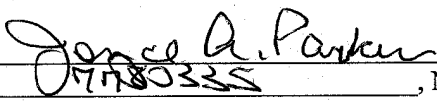
CARTER BANK & TRUST

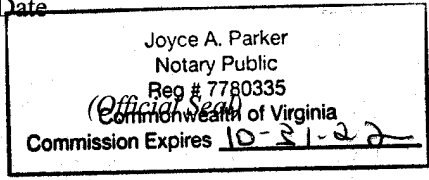
By:   
Name: Litz H. VanDyke  
Title: Chief Executive Officer

STATE OF VIRGINIA, COUNTY OF HENRY

I, Joyce A. Parker, a Notary Public of the State of Virginia and County of Henry, certify that Litz H. VanDyke in his capacity as duly authorized Chief Executive Officer of CARTER BANK & TRUST, a Virginia corporation, successor by merger with Peoples National Bank, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his, or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date 11-6-18

  
7780335, Notary Public



My Commission Expires: 10/31/22