

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Nov 03 09:58 AM NC Rev Stamp: \$ 1750.00  
Book: 8058 Page: 620 Fee: \$ 26.00  
Instrument Number: 2016038508  
DEED

Prepared by: Ewing Law Center, P.C.  
Carey L. Ewing, Esq.  
2304 S. Miami Blvd., Ste. 121  
Durham, NC 27703

Return to: Grantee

PID# 104323  
Excise tax: \$ 1750.00

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**NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS WARRANTY DEED**, made this 21 day of October, 2016, between **CYNTHIA GLEISBERG and husband, HENRY GLEISBERG; CHARLES ALBERT POE (Unmarried); CRAIG B. POE (Unmarried); CARL M. POE and wife, ROBYN P. POE (hereinafter referred to as "GRANTOR") and YOSHI-SAN PROPERTIES, LLC a North Carolina Limited Liability Company**, whose post office address is 1009 S. Duke Street , Durham, NC 27707-1339 (hereinafter referred to as "GRANTEE").

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.

WHEREAS, the hereinbelow described property was acquired by Christine Bessler Poe by Deed from Louise Roll Bessler, et al dated February 6, 1978 and recorded in Deed Book 968, Page 737, Durham County Registry; and

WHEREAS, Christine Bessler Poe died intestate a citizen and resident of Durham County, North Carolina, (Estate File 2007-E-902) seized of said property leaving Cynthia L. Gleisberg, Charles N. Poe, Carl M. Poe and Craig B. Poe as her sole heirs at law; and

**WITNESSETH:** That the Grantor, for and in valuable consideration and other valuable considerations, to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantees, their successors and assigns,

forever, the following described land situate, lying and being in the County of DURHAM and State of North Carolina, more particularly described as follows:

**BEING ALL OF LOT ONE (1) CONTAINING 1.550 ACRES (67521 SQUARE FEET), MORE OR LESS, AS SHOWN ON THAT PLAT OF SURVEY ENTITLED "FINAL PLAT, BIVINS STREET" DATED APRIL 7, 2011 PREPARED BY MURPHY GEOMATICS, PROFESSIONAL LAND SURVEYING, AND RECORDED IN PLAT BOOK 188, PAGE 137, DURHAM COUNTY REGISTRY. PID # 104323**

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

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictions, easements, and rights of way of record and taxes.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hands and seals, the day and year first above written.

**GRANTORS:**

*Cynthia Gleisberg*  
\_\_\_\_\_  
**CYNTHIA GLEISBERG**

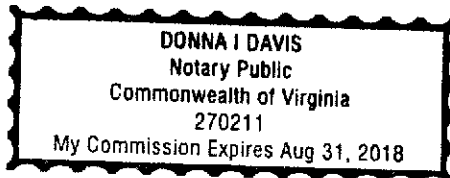
STATE OF Virginia  
COUNTY OF York

I, DONNA I. DAVIS a Notary Public in and for the aforesaid County and State, do hereby certify that **CYNTHIA GLEISBERG** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 21 day of October, 2016.

My Commission Expires:  
Aug. 31<sup>ST</sup> 2018

*Donna I. Davis*  
\_\_\_\_\_  
Notary Public



(NOTARY SEAL)

GRANTORS(CONT.):

  
\_\_\_\_\_  
HENRY GLEISBERG

USAG Stuttgart, Patch Barradas  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, Lascelle Lawrence  
Henry Gleisberg, a Notary Public in and for the aforesaid County and State,  
do hereby certify that **HENRY GLEISBERG** this day personally appeared before me and  
acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

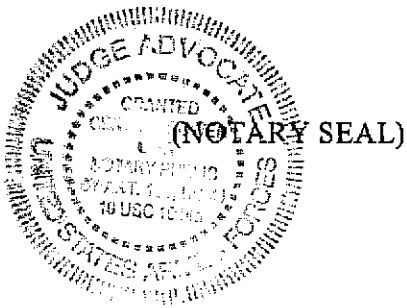
WITNESS my hand and notarial seal, this the 20 day of October, 2016.

My Commission Expires:

26 Dec 16

  
\_\_\_\_\_

Notary Public  
Lascelle L. Lawrence, ~~AV~~ **USAF**  
Paralegal  
Notary by Federal Statute  
10 U.S.C. 1044a



**GRANTORS(CONT.)**

*Charles Albert Poe*  
**CHARLES ALBERT POE**

STATE OF North Carolina

COUNTY OF Durham

I, Carey L. Ewing, a Notary Public in and for the aforesaid County and State, do hereby certify that **CHARLES ALBERT POE** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 27th day of October, 2016.

My Commission Expires:  
04/20/2017

*Carey L. Ewing*  
Carey L. Ewing Notary Public

Carey L. Ewing  
NOTARY PUBLIC  
Durham County, N.C.

(NOTARY SEAL)

GRANTORS(CONT.)

Craig B. Poe  
CRAIG B. POE

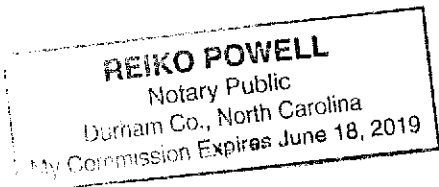
STATE OF North Carolina  
COUNTY OF Durham

I, Reiko Powell, a Notary Public in and for the aforesaid County and State, do hereby certify that **CRAIG B. POE** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 21 day of October, 2016.

My Commission Expires:  
June 18, 2019

Reiko Powell  
REIKO POWELL Notary Public



(NOTARY SEAL)

GRANTORS (CONT.)

*Carl M. Poe*

\_\_\_\_\_  
CARL M. POE

STATE OF North Carolina  
COUNTY OF Durham

I, REIKO POWELL, a Notary Public in and for the aforesaid County and State, do hereby certify that **CARL M. POE** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 21 day of October, 2016.

My Commission Expires:  
June 18, 2019

*Reiko Powell*  
\_\_\_\_\_  
REIKO POWELL Notary Public

**REIKO POWELL**  
Notary Public  
Durham Co., North Carolina  
My Commission Expires June 18, 2019

(NOTARY SEAL)

GRANTORS (CONT.)

  
\_\_\_\_\_  
ROBYN I. POE

STATE OF North Carolina  
COUNTY OF Durham

I, REIKO POWELL, a Notary Public in and for the aforesaid County and State, do hereby certify that **ROBYN I. POE** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 21 day of October, 2016.

My Commission Expires:  
June 18, 2019

  
\_\_\_\_\_  
Notary Public

(NOTARY SEAL)

**REIKO POWELL**  
Notary Public  
Durham Co., North Carolina  
My Commission Expires June 18, 2019