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Bk:RB6348 Pg:133  
08/08/2017 12:14:41 PM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$250.00

NH

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 250.00

Parcel Identifier No. 9873181638 Verified by JR County on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee at 2219 Leah Drive, Hillsborough, NC 27278

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Lot 3 1.76 acres, more or less Old Mill Business Park PH III

THIS DEED made this 13th day of July, 2017, by and between

| GRANTOR  | GRANTEE  |
|--|--|
| <p>DUTY DEVELOPMENT, LLC<br/>a North Carolina limited liability company</p> <p>Address: 301 Continental Drive<br/>Durham, NC 27712</p> | <p>DAVID DUTY</p> <p>Mailing Address: 2219 Leah Drive<br/>Hillsborough, NC 27278</p> <p>Property Address: 2215 Leah Drive<br/>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 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 the City of \_\_\_\_\_, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

Submitted electronically by "Harriss & Marion, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

BEING all of Lot 3, containing 1.76 acres, more or less, as shown on map entitled "OLD MILL BUSINESS PARK, PHASE III", as recorded in Plat Book 94 at Page 78, Orange County Registry, to which plat reference is hereby made for a more particular description of the same.

This property has a street address of 2215 Leah Drive, Hillsborough NC and a tax parcel #9873181638.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4396, Page 497.

A map showing the above described property is recorded in Plat Book 94, Page 78.

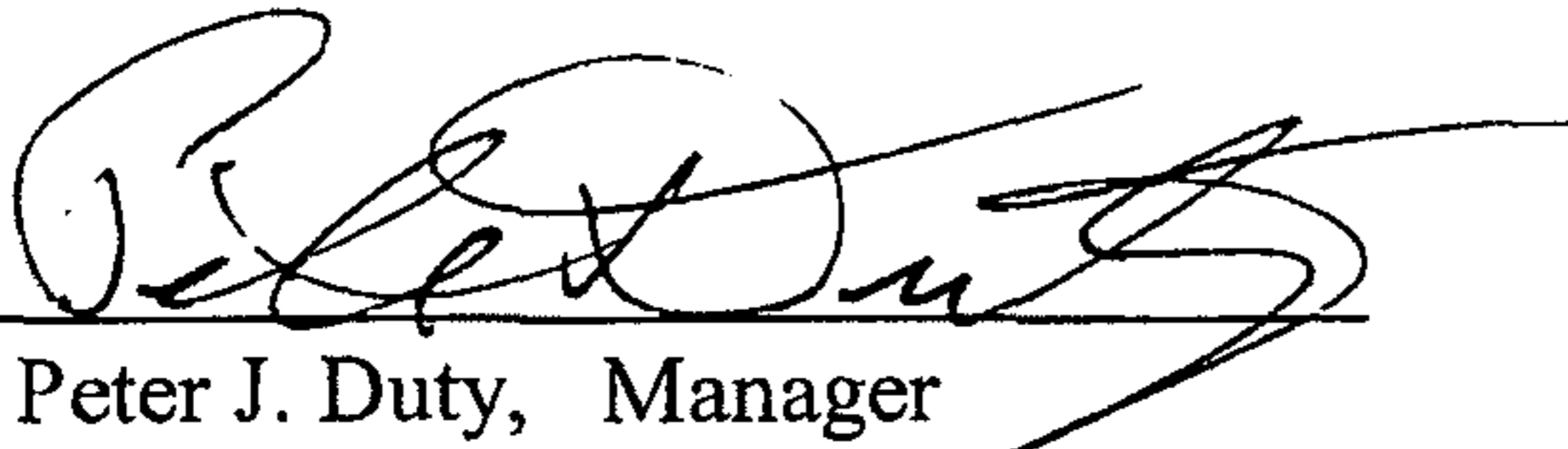
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Subject to all easements, restrictions and rights-of-way of record.**

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

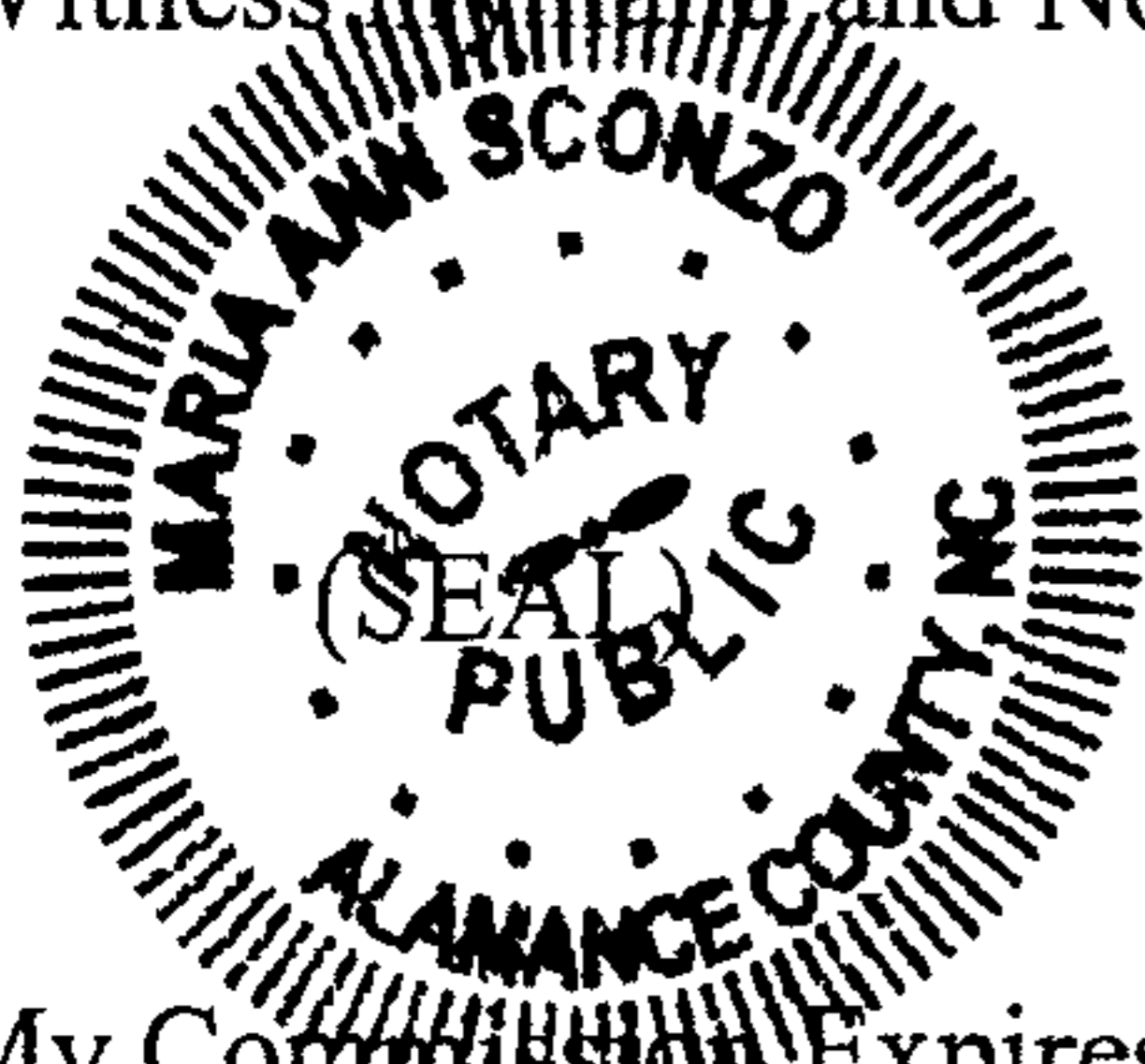
**DUTY DEVELOPMENT, LLC**  
**a North Carolina limited liability company**


By:   
Peter J. Duty, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Peter J. Duty as Manager of DUTY DEVELOPMENT, LLC, a North Carolina limited liability company** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of July, 2017.



Sign:   
Print: MARIA Ann Scenzo - Notary Public

My Commission Expires: 6/2/2018

