

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 JUN 02 04:23:55 PM  
BK:7944 PG:839-841  
DEED  
FEE: \$26.00  
EXCISE TAX: \$346.00  
INSTRUMENT # 2016017676  
SMMARSH



2016017676

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 346.00

Tax Parcel ID No. 106372 \_\_\_\_\_

Mail/Box to Grantee: 200 Killingsworth Drive, Cary, NC 27518

This instrument was prepared by: Darin P. Meece, Attorney \_\_\_\_\_

Brief description for the Index: PROP-SNEED WP/WOODS WH/BLK:05/LT#11 PT \_\_\_\_\_

The deed made the latest day set forth in the notary acknowledgment below, by and between

**GRANTOR:** QUAIL POINT CORPORATION, A CALIFORNIA CORPORATION, whose mailing address is 3378 Avenida Nieve, Carlsbad, CA 92009

**GRANTEE:** TROVA, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, whose mailing address is 200 Killingsworth Drive, Cary, NC 27518

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

**LYING on the eastern side of Lednum Street, and being all of that property shown on a plat entitled PROPERTY OF W.H. WOODS HEIRS as per plat and survey thereof now on file in Plat Book 50 at page 113 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same. This property has street address 2318 Lednum Street.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 7615, Page 477-481, and being reflected on plat(s) recorded in Map/Plat Book 50, page/slide 113.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

QUAIL POINT CORPORATION

By: Joe Worth, Member/Manager Joe Worth  
Print/Type Name & Title: Joe Worth, President

State of \_\_\_\_\_  
County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that Joe Worth personally came before me this day and acknowledged that he or she is the Member/Manager of QUAIL POINT CORPORATION, A NORTH CAROLINA CORPORATION, and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Official/Notarial Seal)

See Attached

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

(Official/Notarial Seal)

Date: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

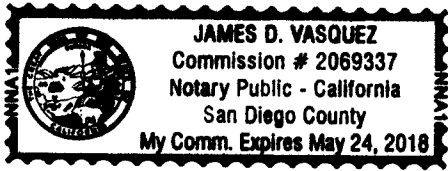
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )  
On 5/24/2016 before me, James D Vasquez, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Joe Worth  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_