

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 DEC 16 03:26:35 PM
 BK:7842 PG:296-297
 DEED
 FEE:\$26.00
 EXCISE TAX:\$830.00
 INSTRUMENT # 2015041611
 SMMARSH



2015041611

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$830.00

Parcel Identifier No. 133749

Mail to: Grantee

This instrument was prepared by: Harrold Law Firm, PLLC

Brief description for the Index: 1.78 acres, PB 92, Page 46

THIS DEED made this 15th day of December, 2015, by and between

| GRANTOR | GRANTEE |
|--|--|
| <p>KELS COMPANY, LLC, a North Carolina limited liability company</p> <p>210 Green Level Road Apex, NC 27573</p> | <p>BELUC, LLC, a North Carolina limited liability company</p> <p>2601 Ridgewell Court Raleigh, NC 27613</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 parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

**Being all of that tract of land containing 1.78 acres as shown on a map entitled
 "Property of Russell N. Barringer and A.L. Caldwell Estate" recorded in Plat
 Book 92, Page 46, Durham County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7433, Page 966 of the Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 92, Page 46, Durham County Registry.

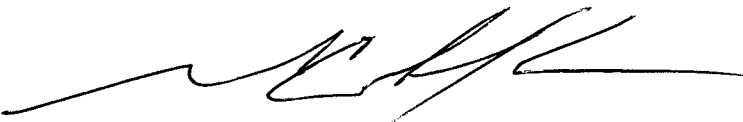
TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- 1. 2015 real property taxes.
- 2. 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.

KELS COMPANY, LLC,
a North Carolina liability company


By: 
Michael Clinton Kels, Member Manager

North Carolina, Wake County

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: Michael Clinton Kels

Date: 12/15/2015

My Commission Expires: July 16, 2020


Notary Public

Stamp/Seal

