

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jun 14 03:22:04 PM
BK:8445 PG:331-333
DEED
FEE: \$26.00
INSTRUMENT # 2018020435
EXCISE TAX: \$400.00
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 400.00

Parcel Identifier Nos. _____ Verified by _____ County on the ____ day of _____, 20____.

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination or Plat

Brief Description for the Index: Pt. of Convenience Corner 501, Inc. Prop

THIS DEED made this 14 day of **June, 2018**, by and between

GRANTOR ROGER E. HILL and Wife, GLORIA T. HILL 5132 N. Willowhaven Drive Durham, NC 27712-1957	GRANTEE JONES ESTATES, LLC P.O. Box 14466 RTP, NC 27709
---	--

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

This 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 of that certain lot or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

See the attached Exhibit A, which is incorporated herein by reference.

No portion of the property herein conveyed includes the primary residence of the Grantor.

The property herein described was acquired by Grantors by instrument recorded in Book 2314 at Page 892.
A map showing the above described property is recorded in Plat Book _____ Page _____.

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: Exceptions of record.

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

R. E. Hill (SEAL)
Roger E. Hill

Gloria T. Hill (SEAL)
Gloria T. Hill

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, the undersigned Notary Public of the County and State aforesaid, certify that **Roger E. Hill and Gloria T. Hill** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial stamp or seal this 14 day of June, 2018.

My Commission Expires: January 8, 2023

Gary K. Berman
Notary Public

(Notary Seal)

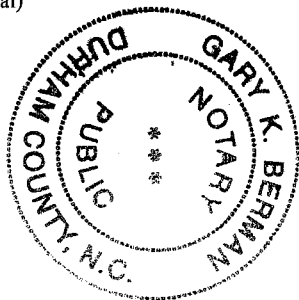


EXHIBIT A**REAL PROPERTY OF ROGER E. HILL AND GLORIA T. HILL**

BEING that certain lot or parcel of land lying and being in Oak Grove Township, Durham County, North Carolina, and bounded on the North by Holloway Street, on the East by Carthage Street, on the South by lands of George L. Winchester, and on the West by the Southern Railway, and being more perfectly and particularly described by metes and bounds as follows: **BEGINNING** at an iron located in the point of intersection of the Southern right of way of Holloway Street and the Western right of way of Carthage Street; thence along the Western right of way of Carthage Street South 19° 50' 00" West 210.00 feet to an iron pin marking a new Northeastern corner of the lands of George L. Winchester; thence along Winchester's new Northern line North 70° 10' 00" West 255.22 feet to an iron pin in the Eastern right of way of Southern Railway and the Seaboard Coast Line Railway; Thence along the said railway right of way North 30° 01' 00" East 213.36 feet to an iron pin in the Southern right of way of Holloway Street; thence along the Southern right of way of Holloway Street South 70° 10' 00" East 217.50 feet to the point and place of **BEGINNING**, containing 1.14 acres, more or less, according to that certain plat of survey entitled "PROPERTY OF CONVENIENCE CORNER 501, INC.", surveyed by J. Watts Copley, Land Surveyor, dated October 1, 1975, to which reference is hereby made for a more particular description of same. **SAVE AND EXCEPT** that portion thereof **BEGINNING** at an iron pin marking the point of intersection of the Southern right of way of Holloway Street and the Western right of way of Carthage Street (unimproved), thence with the Southern edge of the right of way of Holloway Street North 80° 21' 00" West 109.94 feet to a point; thence leaving the right of way of the said Holloway Street and running South 09° 39" West 194.04 feet to a point in the Northern line of the lands of George L. Winchester; thence with the Northern line of the said Winchester South 80° 21' 00" East 109.94 feet to an iron pin lying in the Western edge of the right of way of Carthage Street; thence with Western edge of the right of way of Carthage Street North 09° 21' 00" East 210.00 feet to an iron pin marking the point and place of **BEGINNING** and containing 0.53 acres. **ALSO EXCEPTED** from the 1.14 acre tract are those prior conveyances to the Department of Transportation recorded in Deed Book 3975 at Page 52 and Deed Book 4423 at Page 699 of the Durham County Registry.

Also hereby conveyed to the Grantee, its successors and assigns, for so long as the above described property shall be used as a coin operated carwash, Grantors' rights and interest in a mutual, undesignated easement for the unimpeded access of pedestrian and vehicular traffic to and from the subject property and the adjoining 0.53 acre parcel on which a convenience store is currently or was formerly operated, whether from Holloway Street or across the common boundary between the properties. The easement rights herein granted shall be appurtenant to and run with the property hereinabove described.

It is the intention of the parties that Grantors convey that tract currently assigned Durham County Tax Parcel Number 130420.