

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Dec 13 02:52 PM NC Rev Stamp: \$ 1660.00
Book: 8328 Page: 415 Fee: \$ 26.00
Instrument Number: 2017043910
DEED

Excise Tax: \$1,660.00 Recording Time, Book and Page

Real Estate ID: 203539 PIN: 075801267530

RETURN TO: GRANTEE

This instrument was prepared by: W. Brinson Taylor of Manning, Fulton & Skinner, P.A.

Brief description for the Index: Lot 2, PB 166-232, 18.05 acres Smallwood Drive

**NORTH CAROLINA SPECIAL WARRANTY DEED
(WITHOUT TITLE EXAMINATION)**

THIS DEED is made as of the 11th day of December, 2017, by and between

GRANTOR	GRANTEE
JBA PROPERTIES, LLC, a North Carolina limited liability company 810 Park Avenue Goldsboro, NC 27530	ALLEN R. PHILLIPS and TERESA E. PHILLIPS 1282 Hanks Chapel Rd. Pittsboro, NC 27312

The property conveyed by this instrument does not include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows (the "Property"):

Submitted electronically by "Russell & Associates, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

BEING all of Lot 2 as shown on that plat entitled "Survey for: JBA Properties, LLC", dated 03-31-99, prepared by Stancil & Associates, Professional Land Surveyor, P.A. and recorded in Plat Book 166, Page 232, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

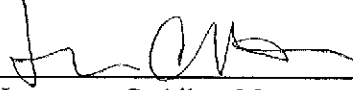
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, other than the following exceptions: (i) ad valorem taxes for the year 2017 and subsequent years and pending assessments not yet due or payable; (ii) enforceable easements, restrictions, covenants, rights of way and other matters of record; (iii) zoning ordinances affecting the subject property; and (iv) matters which would be revealed by a current and accurate survey of the Property.

[Signature and notary acknowledgment pages follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

GRANTOR:

JBA PROPERTIES, LLC,
a North Carolina limited liability company

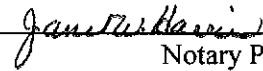
By: 
Lawrence C. Allen, Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lawrence C. Allen as Manager of JBA PROPERTIES, LLC, a North Carolina limited liability company.

Witness my hand and official stamp or seal, this 11 day of December, 2017.


Notary Public

Printed Name: Janet W. Harris

My Commission Expires: 10-22-19

