

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 AUG 19 11:58:55 AM
BK:8002 PG:448-452
DEED
FEE:\$26.00
EXCISE TAX:\$434.00
INSTRUMENT # 2016028351
SMMARSH



NORTH CAROLINA

SPECIAL WARRANTY DEED

DURHAM COUNTY

If checked, the property includes the primary residence of at least one of the parties depicted as Grantor.

Parcel #: 116182
Stamps: \$434.00

THIS DEED, made and entered into this the 16th day of August, 2016, by and between CAJUN REALTY, LLC, a Delaware limited liability company, with an address of 980 Hammond Drive NE, Suite 1100, Atlanta, GA 30328, hereinafter referred to as Grantor and HAFDALLA HASSAN AL-AHDAL, whose address is 430 Conner Grant Road, New Bern, NC 28562, hereinafter referred to as Grantee;

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,

[105974-00002/1566467/1]

Prepared by: K WHITE & ALLEN, P.A. Return to:
PO DRAWER 61, NEW BERN, NC 28563

his heirs and/or assigns, in fee simple, all that certain lot or parcel of land situated in the Township of Durham, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit "A", legal description.

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.

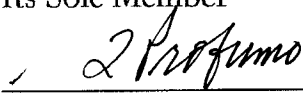
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warranty and defend the title against the lawful claims of all persons claiming by, under or through Grantor but no further.

Further, the property is hereby sold and conveyed "as-is, where-is" and without any warranties of any nature whatsoever expressed or implied, except as expressly set forth in the agreement of purchase and sale between Grantor and Grantee, and except for the warranties of title to the real property as set out above, it being the intention of Grantor and Grantee to negate and exclude all warranties, including, without limitation, the implied warranties of merchantability and fitness for any particular purpose, warranties created by any affirmation of act or promise or by any description of the property, and all other warranties whatsoever, except as set out above.

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, CAJUN REALTY, LLC has executed this deed by and through its Member this the day and year first above written.

CAJUN REALTY, LLC
a Delaware limited liability company
by: CAJUN GLOBAL, LLC
a Delaware limited liability company,
Its Sole Member

by: 

LOUIS J. PROFUMO
Executive Vice President and CFO

STATE OF GEORGIA

COUNTY OF FULTON

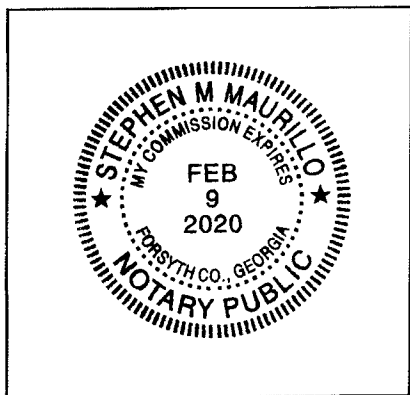
I, STEPHEN M. MAURILLO, a Notary Public, do hereby certify that Louis J. Profumo, personally appeared before me this day and acknowledged that he is the Executive Vice President and CFO of Cajun Global, LLC, a Delaware limited liability company, as Sole Member of Cajun Realty, LLC, a Delaware limited liability company, and further acknowledged the due execution thereof.

WITNESS my hand and official stamp or seal, this the 16th day of August, 2016.

Stephen M. Maurillo
Notary Public

My Commission Expires:

February 9, 2020



Notary seal or stamp must appear within this box.

Exhibit A

All that certain tract or parcel of land lying and being in the Township of Durham, Durham County, North Carolina, and more particularly described as follows:

Beginning at a stake in the new northwestern right-of-way line of Fayetteville Street in the northeast line of Lot 26 as shown on the plat of Ellis Place hereinafter mentioned and running thence with the northeast line of said lot North 50 degrees 29 minutes 30 seconds West 132.75 feet to an iron pin, the westernmost corner of Lot 23; thence with the southwest line of said lot South 50 degrees 19 minutes East 131.95 feet to an iron in the new northwestern right-of-way line of Fayetteville Street; thence along and with the same South 39 degrees 45 minutes West 120 feet to an iron the point of Beginning and being the **major portions of Lots 24 and 25 of Ellis Place** as shown on the plat thereof recorded in **Plat Book 5, Page 39**, Durham County Registry. See also the map made for Church's Fried Chicken, Inc. by Credle Engineering Company dated December 22, 1977.

Being the same property as described in Deed recorded in Book 6688, Page 863, Durham County Registry.