

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Nov 08 02:28 PM NC Rev Stamp: \$ 750.00  
Book: 8061 Page: 924 Fee: \$ 26.00  
Instrument Number: 2016039134  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$750.00 \_\_\_\_\_  
Tax Parcel ID No. 121204 \_\_\_\_\_ Verified by \_\_\_\_\_  
County \_\_\_\_\_  
on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ By: \_\_\_\_\_

Mail/Box to Grantee: 1460 Gray Bluff Trail, Chapel Hill, NC 27517  
This instrument was prepared by: Darin P. Meece, Attorney, without benefit of title examination \_\_\_\_\_  
Brief description for the Index: \_\_\_\_\_

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

**GRANTOR:** MOHAMMED KHALAD YOUSEF, and wife, HANA EQAB  
Whose mailing address is 3016 Pickett Road, Apt. 502, Durham, NC 27705  
NANCY NORWOOD YOUSEF, a single person  
whose mailing address is 2822 Pickett Road, Townhouse 161, Durham, NC 27705

**GRANTEE:** CHEFPRENEUR, LLC, a North Carolina Limited Liability Company  
whose mailing address is 1460 Gray Bluff Trail, Chapel Hill, NC 27517

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 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:

BEGINNING at a stake in the southern property line of Chapel Hill Boulevard, said stake being North 83° 28' East 713.20 feet from the eastern line of Horton Road, at the point of intersection with the southerly line of Chapel Hill Boulevard; thence along and with the southern property line of Chapel Hill Boulevard North 83° 28' East 125 feet to a stake; thence South 06° 37' 40" East 175 feet to a stake; thence South 83° 28' West 125 feet to a stake; thence North 06° 37' 40" West 175 feet to the point and place of BEGINNING, and being the property of Ward Realty Company, Inc. as show in Plat Book 47 at Page 79, Durham County Registry, to which reference is made for amore particular description of same.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2351, Page 391, and being reflected on plat(s) recorded in Map/Plat Book 47, page/slide 79.

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

Submitted electronically by "Nexsen Pruet LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

Subject to easements, restrictions and rights of way of record, governmental regulations, and ad valorem taxes for the current year.

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.

\_\_\_\_\_  
(Entity Name)

By: Mohammed Khalad (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: MOHAMMED KHALAD YOUSEF

By: Hana Eqab (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: HANA EQAB

By: Nancy Norwood (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: NANCY NORWOOD YOUSEF

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of NC  
County of Durham

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:  
MOHAMMED KHALAD YOUSEF AND HANA EQAB.

Date: 10-26-16

Anna C Fishel Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
4-12-20

(Official/Notarial Seal)

ANNA C FISHEL  
NOTARY PUBLIC  
DURHAM COUNTY, NC

State of NC  
County of Durham

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:  
NANCY NORWOOD YOUSEF.

Date: 10-26-16

Anna C Fishel Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
4-12-20

(Official/Notarial Seal)

ANNA C FISHEL  
NOTARY PUBLIC  
DURHAM COUNTY, NC