

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Jan 23 01:53 PM NC Rev Stamp: \$ 1200.00  
Book: 8582 Page: 907 Fee: \$ 26.00  
Instrument Number: 2019002051  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,200.00

Parcel Identifier No. 104834 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Law Offices of W. Richard Jamison, PLLC

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20th day of November, 2018, by and between

GRANTOR

GRANTEE

Trois Chiens Properties, LLC  
530 Seaforth Road  
Pittsboro, NC 27312

Tobias Hans Walter  
2701 Chapel Hill Road  
Durham, NC 27707

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

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 lot, parcel of land or condominium unit situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Chatham County, North Carolina and more particularly described as follows:

See attached "EXHIBIT A."

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2970 page 819.  
All or a portion of the property herein conveyed X includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 87 page 47.

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:

Easements, rights of way and restrictions of record. Ad valorem taxes for 2018.

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

Trois Chiens Properties, LLC (SEAL)

By: Elizabeth Woodhouse, Mgr (Entity Name) Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: Elizabeth Woodhouse, Manager Print/Type Name: \_\_\_\_\_ (SEAL)

By: Shane Ingram, Manager Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: Shane Ingram, Manager Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal)

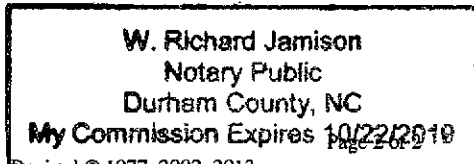
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Elizabeth Woodhouse and Shane Ingram personally came before me this day and acknowledged that she is the Managers of Trois Chiens Properties, LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of November, 2018.

My Commission Expires: October 22, 2019 (Affix Seal)

W. Richard Jamison  
Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**

**LEGAL DESCRIPTION**

Lying and being in Durham County, North Carolina and being more particularly described as follows:

BEGINNING at stake in the eastern margin of the Old Durham-Chapel Hill Road, and being 320.10 feet south from the intersection of the southern line of Vineyard Street and the eastern margin of the Old Durham-Chapel Hill Road, and being the southwest corner of Lot 6 as per plat hereinafter referred to; and running thence for a first call along and with the southern line of Lots 6 and 16 South  $69^{\circ} 00' 00''$  East 160.23 feet to a stake, the northwest corner of the property now or formerly owned by Richard H. Lynch; thence along the western side of Richard H. Lynch's lot South  $21^{\circ} 00' 08''$  West 174.86 feet to a stake in the northern line of Lot 17; thence along and with Lot 17 and Lot 7 North  $69^{\circ} 00' 00''$  West 160.23 feet to a stake in the eastern margin of the Old Durham-Chapel Hill Road; thence along and with the eastern margin of the Old Durham-Chapel Hill Road North  $21^{\circ} 00' 08''$  East 174.86 feet to the point and place of BEGINNING, and being the western portion of the B. W. MANGUM HOME SITE, Block A, as shown on the plat of Tuscaloosa Forest recorded in Plat Book 9, Page 16 and 17, Durham County Registry.

address: **2701 Chapel Hill Road, Durham, NC 27707**

tax id: **104834**