

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 OCT 20 04:36:09 PM
BK:7808 PG:663-667
DEED
FEE:\$26.00
EXCISE TAX: \$1,350.00
INSTRUMENT # 2015035071
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1350.00

Parcel Identifier No. 2703-0822-05-19-4586, 2709-0822-05-19-6519, 2715-0822-05-19-5655 Verified by JA County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: C. Thomas Biggs, Attorney, Without Benefit of Title Examination

Brief description for the Index: 2703,2709, 2715 Guess Road, Durham, NC 27705

THIS DEED made this 20th day of October, 2015, by and between

GRANTOR	GRANTEE
WOODMONT INVESTMENTS, LLC (a 1/2 interest) 4421 Myers Park Drive Durham, NC 27705	CAROLINA REAL ESTATE PARTNERS, LLC 1 Pine Top Place Durham, NC 27705
DOSSETT BROTHERS, LLC (a 1/2 interest) 935 Matthew Lane Rougemont, NC 27572	

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

Those parcels described on EXHIBIT A attached hereto and made a part herein as if specifically set forth at this point.

No portion of the property herein conveyed is th principal residence of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6634 page 218 and Book 6634, Page 221, Book 6324, Page 705, and Book 2983, Page 361.
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:

Easements and restrictions of record, including, but not limited to, Notice of Residual Petroleum recorded in Book 7050 at Page 574, Durham County Registry.

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

WOODMONT INVESTMENTS, LLC (Entity Name) (SEAL)

By: Joyce D. Sprouse Title: Joyce D. Sprouse, Member-Manager (SEAL)

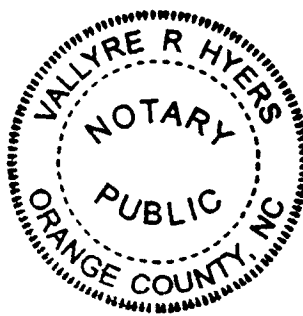
DOSSETT BROTHERS, LLC (ENTITY NAME) (SEAL)

By: Michael Todd Whaley Title: Michael Todd Whaley, Member-Manager (SEAL)

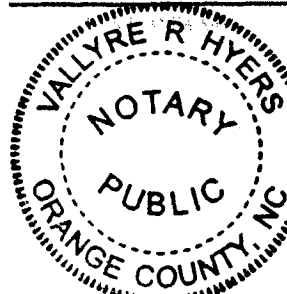
USE BLACK INK ONLY

State of North Carolina - County of I, the undersigned Notary Public of the County 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: Notary Public

State of North Carolina - County of Durham I, the undersigned Notary Public of the County and State aforesaid, certify that Joyce D. Sprouse personally came before me this day and acknowledged that she is the member-manager of Woodmont Investments, LLC, a North Carolina corporation/limited liability company/general partnership/limited partnership (whichever is applicable), and that by authority duly given and as the act of each 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 16th day of October, 2015. My Commission Expires: 11/22/16 Notary Public



State of North Carolina - County of Durham I, the undersigned Notary Public of the County and State aforesaid, certify that Michael Todd Whaley personally came before me this day and acknowledged that he is the member-manager of Dossett Brothers, LLC, a North Carolina Limited liability company, and by authority duly given and as act of the entity, signed the foregoing instrument on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 16th day of October, 2015. My Commission Expires: 11/22/16 Notary Public



The foregoing Certificate(s) of is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. Register of Deeds for County By: Deputy/Assistant - Register of Deeds

EXHIBIT A
LEGAL DESCRIPTION

2703 GUESS ROAD

BEGINNING AT AN IRON PIN IN THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 85, THE SOUTHWEST CORNER OF LOT 13 OF WARREN PARK SUBDIVISION OF LOTS 25 AND 26, AS PER PLAT AND SURVEY IN PLAT BOOK 14 AT PAGE 37, DURHAM COUNTY REGISTRY, AND RUNNING THENCE WITH THE EAST LINE OF SAID LOT, NORTH 04° 04' 39" EAST 50.22 FEET TO AN IRON PIN IN THE SOUTH LINE OF LOT 14 OF SAID PLAT; THENCE SOUTH 84° 58' 01" EAST 10.26 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF SAID LOT 14; THENCE WITH THE EAST LINE OF LOTS 14, 15, AND 16 OF SAID PLAT, NORTH 04° 37' 10" EAST 109.35 FEET TO AN IRON PIN; THENCE SOUTH 41° 51' 20" EAST 57.91 FEET TO AN IRON PIN; THENCE NORTH 48° 22' 33" EAST 9.08 FEET TO AN IRON PIN, A CORNER OF PROPERTY OF DOSSETT BROTHERS, LLC AND WOODMONT INVESTORS, LLC; THENCE WITH THE WEST LINE OF SAID PROPERTY, SOUTH 41° 51' 20" EAST 146.91 FEET TO AN IRON PIN IN THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 85; THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF SAID INTERSTATE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 79° 02' 01" WEST 1.40 FEET TO A CONCRETE MONUMENT; SOUTH 83° 00' 17" WEST 99.68 FEET TO A CONCRETE MONUMENT; NORTH 89° 27' 15" WEST 64.29 FEET TO A CONCRETE MONUMENT; THENCE NORTH 84° 53' 24" WEST 1.46 FEET TO AN IRON PIN, THE POINT AND PLACE OF BEGINNING, CONTAINING 13,582 SQUARE FEET.

2709 AND 2715 GUESS ROAD (TAX PARCEL ID 125359 AND 125360)

TRACT 1

BEGINNING AT A STAKE IN THE SOUTHWESTERN PROPERTY LINE OF GUESS ROAD AT THE POINT OF INTERSECTION WITH THE NORTHWESTERN PROPERTY LINE OF THE ACCESS RAMP TO THE WEST BOUND LANE OF INTERSTATE 85-US 15, 70 AND 501, AND RUNNING THENCE SOUTH 48 DEGREES 8 MINUTES 57 SECONDS EAST 150 FEET TO A STAKE; THENCE NORTH 41 DEGREES 51 MINUTES 20 SECONDS WEST 151.7 FEET TO A STAKE; THENCE NORTH 44 DEGREES 41 MINUTES 30 SECONDS EAST 150.88 FEET TO A STAKE IN THE SOUTHWESTERN PROPERTY LINE OF GUESS ROAD; THENCE RUNNING ALONG WITH THE SOUTHERN PROPERTY LINE OF GUESS ROAD SOUTH 41 DEGREES 36 MINUTES 47 SECONDS EAST 160.76 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING THE PROPERTY OF JACK T. DOSSETT AS PER PLAT AND SURVEY OF WILLIAM J. AUTRY DATED MARCH 14, 1974.

EXHIBIT A
LEGAL DESCRIPTION
CONTINUED

TRACT 2

BEGINNING AT A STAKE ON THE SOUTHWEST SIDE OF GUESS ROAD, 436 FEET IN A SOUTHWESTERLY DIRECTION FROM THE EAST SIDE OF PIEDMONT AVENUE AT THE CORNER OF LOT #20 IN BLOCK G, AND RUNNING THENCE ALONG WITH THE LINE OF SAID LOT IN SOUTH 48 DEGREES 04 MINUTES 35 SECONDS WEST 150 FEET TO A STAKE; THENCE SOUTH 41 DEGREES 05 MINUTES 20 SECONDS EAST 73.10 FEET TO A STAKE; AND THENCE NORTH 44 DEGREES 41 MINUTES 33 SECONDS EAST 140.48 FEET TO A STAKE; AND THENCE NORTH 41 DEGREES 51 MINUTES 20 SECONDS WEST 64.23 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING THE PROPERTY OF JACK T. DOSSETT AND SAMUEL N. DOSSETT AS PER PLAT OF SURVEY OF WILLIAM J. AUTRY, ENTITLED "ALLEY CLOSING - PARK ALLEY," DATED JANUARY 24, 1985 AND OF RECORD IN PLAT BOOK 108 AT PAGE 48 IN THE DURHAM COUNTY REGISTRY.

TRACT 3

BEGINNING AT A STAKE IN THE SOUTHWESTERN PROPERTY LINE OF TRACT 1 AT THE POINT OF INTERSECTION WITH THE NORTHEASTERN PROPERTY LINE OF THE NORTH CAROLINA STATE HIGHWAY COMMISSION PROPERTY FOR THE ACCESS RAMP TO THE WEST BOUND LANE OF INTERSTATE 85-US AND BEING THE SOUTHWESTERN CORNER OF TRACT 1 AND RUNNING THENCE NORTH 41 DEGREES 51 MINUTES 20 SECONDS 151.70 FEET ALONG THE SOUTHWESTERN PROPERTY LINE OF TRACT 1 TO A STAKE; AND THENCE SOUTH 48 DEGREES 08 MINUTES 40 SECONDS EAST 10.00 FEET TO A STAKE; AND THENCE SOUTH 41 DEGREES 51 MINUTES 20 SECONDS 146.83 FEET TO A STAKE; AND THENCE IN A GENERAL NORTHWESTERLY DIRECTION ALONG AN ARC HAVING A RADIUS OF 774.19 FEET, A DISTANCE OF 11.12 FEET TO THE PLACE AND POINT OF BEGINNING, AND BEING A PORTION OF THE CLOSED PARK ALLEY AS SHOWN ON THE PLAT AND SURVEY OF WILLIAM J. AUTRY, ENTITLED "ALLEY CLOSING - PARK ALLEY," DATED JANUARY 24, 1985 AND OF RECORD IN PLAT BOOK 108 AT PAGE 48 IN THE DURHAM COUNTY REGISTRY.

EXHIBIT A
LEGAL DESCRIPTION
CONTINUED

TRACT 4

BEGINNING AT A STAKE IN THE NORTHWEST CORNER OF TRACT 1, WHICH IS THE SAME POINT AS THE SOUTHWEST CORNER OF TRACT 2 AND THE NORTHEAST CORNER OF TRACT 3 AND RUNNING THENCE NORTH 41 DEGREES 51 MINUTES 20 SECONDS WEST 73.10 FEET ALONG THE SOUTHWEST PROPERTY LINE OF TRACT 2 TO A STAKE; THENCE SOUTH 48 DEGREES 08 MINUTES 40 SECONDS WEST 10.00 FEET TO A STAKE; AND THENCE SOUTH 41 DEGREES 51 MINUTES 20 SECONDS 73.10 FEET TO A STAKE; AND THENCE SOUTH 48 DEGREES 08 MINUTES 40 SECONDS EAST 10.00 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING A PORTION OF THE CLOSED PARK ALLEY AS SHOWN ON THE PLAT AND SURVEY OF WILLIAM J. AUTRY, ENTITLED "ALLEY CLOSING - PARK ALLEY," DATED JANUARY 24, 1985 AND OF RECORD IN PLAT BOOK 108 AT PAGE 48 IN THE DURHAM COUNTY REGISTRY.

LESS AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN DEED RECORDED ON JULY 24, 2003 AND RECORDED IN DEED BOOK 4017 AT PAGE 479 OF THE DURHAM COUNTY REGISTRY.

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERN RIGHT-OF-WAY OF GUESS ROAD, ALSO BEING IN THE SOUTH LINE OF LOT 20, BLOCK G, WARREN PARK, AS PER PLAT AND SURVEY IN PLAT BOOK 5 AT PAGE 76, DURHAM COUNTY REGISTRY, AND RUNNING THENCE WITH THE SOUTHWEST SIDE OF SAID GUESS ROAD, SOUTH 34° 17' 13" EAST 67.22 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH THE SOUTHWEST SIDE OF GUESS ROAD, SOUTH 38° 39' 32" EAST 119.89 FEET TO A CONCRETE MONUMENT IN THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 85; THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF SAID INTERSTATE THE FOLLOWING COURSES AND DISTANCES: SOUTH 29° 24' 06" WEST 30.75 FEET TO A CONCRETE MONUMENT; SOUTH 79° 02' 01" WEST 97.04 FEET TO AN IRON PIPE; THENCE NORTH 41° 51' 20" WEST 146.91 FEET TO AN IRON PIN IN THE SOUTH LINE OF LOT 20, BLOCK G OF SAID WARREN PARK; THENCE WITH THE SOUTH LINE OF SAID LOT, NORTH 48° 22' 33" EAST 117.94 FEET TO A IRON PIN, THE POINT AND PLACE OF BEGINNING CONTAINING 8,662 SQUARE FEET, AND BEING THAT PROPERTY SHOWN AS DOSSETT BROTHERS, LLC, DB6324/705, P.B. 108/48 ON SURVEY FOR DOSSETT BROTHERS, LLC BY TRIANGLE SURVEYORS, DATED APRIL 27, 2010, BEING ALSO SHOWN AS PORTION OF LOTS 16, 17, 18, AND 19 AND STREET, IN BLOCK G OF WARREN PARK AS PER PLAT AND SURVEY IN PLAT BOOK 5 AT PAGE 76, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE ALSO DEED BOOK 281 AT PAGE 447 FOR CLOSING OF STREET AND PLAT BOOK 108 AT PAGE 48, BOTH OF DURHAM COUNTY REGISTRY.