

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 AUG 31 12:15:18
BK:8011 PG:553-554
DEED
FEE: \$26.00
EXCISE TAX: \$500.00
INSTRUMENT # 2016029927
SMMARSH



2016029927

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Berman & Associates, Attorneys
Return to Grantee
Excise tax: \$500.00

Grantor's mailing address: 2726 Croasdaile Drive, Suite 101, Durham, NC 27705
Grantee's mailing address: POB 3306, Durham, NC 27702

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated August 25, 2016, is from W. L. Hamlett & Associates, Inc., a North Carolina corporation, as successor by merger, herein called the Grantor, to Brass Buildings LLC, a North Carolina limited liability company, herein called the Grantee.

(Sears Supply Company, Inc., a North Carolina corporation, acquired the below-described real estate by deed recorded in Deed Book 239, page 185, Durham County Registry. Sears Supply Company, Inc., was merged into W. L. Hamlett & Associates, Inc. The articles of merger were filed at the office of the North Carolina Secretary of State on July 19, 1995.)

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

BEING all of Lot 5 as per plat of the B. W. Mangum estate property, which plat is on file Plat Book 9, page 55, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

W. L. Hamlett & Associates, Inc.

by: W. L. Hamlett, President (SEAL)
Signature and Title

State of North Carolina, County of ~~Durham~~ Alamance

I, Heather L. Gunn, a notary public of the aforesaid state and county, certify that W. L. Hamlett personally came before me this day and acknowledged that he is the President of W. L. Hamlett & Associates, Inc., a corporation, and that, by authority duly given and as an act of said corporation, he has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 26 day of August 2016.

Heather L. Gunn
Notary Public

My commission expires: 9.9.18

HEATHER L. GUNN
NOTARY PUBLIC
ALAMANCE COUNTY, NC
My Commission Expires 9.9.18