

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 OCT 20 04:36:07 PM  
BK: 7808 PG: 657-659  
DEED  
FEE: \$26.00  
EXCISE TAX: \$1,875.00  
INSTRUMENT # 2015035069  
SCARNEL



20,284 SF

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,875.00

Parcel Identifier No. 0822-05-19-4783 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Homa J. Freeman, Jr.

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

THIS DEED made this 15 day of October, 2015, by and between

**GRANTOR**

**John T. Starnes, Jr. and Tammy Smith Starnes,  
A Married Couple  
526 South Hamilton Street  
Eden, NC 27288**

**GRANTEE**

**Carolina Real Estate Partners, LLC  
1 Pine Top Place  
Durham, NC 27705**

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 Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

See attached Schedule A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7675, Page 107; Estate File 93-E-712.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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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:

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

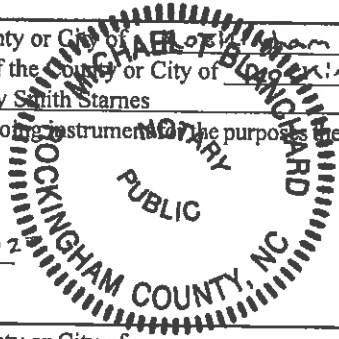
By: \_\_\_\_\_ (Entity Name) John T. Starnes, Jr. (SEAL)  
Print/Type Name: John T. Starnes, Jr.

Print/Type Name & Title: \_\_\_\_\_ Tammy Smith Starnes (SEAL)  
Print/Type Name: Tammy Smith Starnes

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

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

State of NC - County or City of Blanchard  
I, the undersigned Notary Public of the County or City of Blanchard and State aforesaid, certify that John T. Starnes, Jr. & wife, Tammy Smith Starnes 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 15 day of October, 2015.



My Commission Expires: 09/20/2022  
(Affix Seal)

Michael T. Blanchard  
Michael T. Blanchard 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 \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, 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, he signed the foregoing instrument in its name on its behalf as its act and deed. 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

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SCHEDULE A

Parcel 1:

Beginning at an iron stake in the western line of the right-of-way of Guess road, the southeast corner of Lot 23 on the plat hereinafter referred to; thence S 45 degrees 50' 15" E 75 feet to an iron stake; thence S 44 degrees 03' 45" W 150 feet to an iron stake in the south side of a 20-foot alley; thence N 45 degrees 50' 15" W 75 feet to an iron stake; thence N 44 degrees 03' 45" E 150 feet to an iron stake, the place and point of beginning, and being Lot 22 and the northern one-half of Lot 21, Block G of the Warren Park Property, Plat Book 5 at Page 76, Durham County Registry.

Parcel 2:

Beginning at an iron stake in the western line of the right-of-way of Guess Road, the northeast corner of Lot 19 on the plat hereinafter referred to; thence S 44 degrees 03' 45" W 150 feet to an iron stake in the north side of a 20-foot alley; thence N 45 degrees 50' 15" W 75 feet to an iron stake; thence N 44 degrees 03' 45" E 150 feet to a railroad spike in the western line of the right-of-way of Guess Road; thence S 45 degrees 50' 15" E 75 feet to an iron stake, the place and point of beginning and being Lot 20 and the southern one-half of Lot 21, Block G of the Warren Park Property, Plat Book 5 at Page 76, Durham County Registry.

**SAVING AND EXCEPTED** from the above-referenced parcels that strip of land consisting of approximately .04 acres, more or less, deeded to Department of Transportation by Deed recorded in Book 3485 at Page 413 of the Durham County Registry.