

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Oct 31 10:14 AM NC Rev Stamp: \$ 770.00  
Book: 8538 Page: 350 Fee: \$ 26.00  
Instrument Number: 2018038159  
DEED

---

## NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Bagwell Holt Smith P.A., 2000 Aerial Center Pkwy, Suite 110BC, Morrisville, NC 27560  
Return to: Grantee at 2812 W. Main Street, Durham, NC 27705

NORTH CAROLINA  
DURHAM COUNTY

Revenue Stamps: \$770

Tax ID#: 104148

This Deed is made this 31st day of October, 2018, by and between **DURHAM BUILDING COMPANY, LLC**, a North Carolina limited liability company, 10339 Evergreen Spring Place, Raleigh, NC 27614, hereinafter called "Grantor," and **SALLY ANNA HALL** and **KAITLYN ADAIR GOODNIGHT**, a married couple, hereinafter called "Grantee", whose address is 2812 W. Main Street, Durham, NC 27705.

### WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in DURHAM County, North Carolina, and more fully described as follows:

**See attached "Exhibit A".**

The property described herein does not include the primary residence of Grantor.


TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

The Grantor covenants that it is seized of the tract in fee, and has the right to convey the same in fee simple; that the tract is free from encumbrances; and that it will warrant and defend title to the tract against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2018 and subsequent years.
2. Restrictive Covenants, Utility easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

Durham Building Company, LLC,  
A North Carolina Limited Liability Company

By:   
James H. Garman, Manager

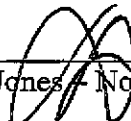
STATE OF NORTH CAROLINA

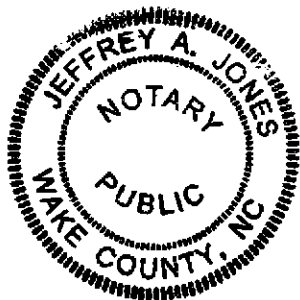
WAKE COUNTY

I, Jeffrey A. Jones, a notary public, do hereby certify that the following persons personally appeared before me and acknowledged that he signed the foregoing instrument: James H. Garman, Manager of Durham Building Company, LLC.

Witness my hand and seal this the 31<sup>st</sup> day of October, 2018.

My commission expires:  
3.20.2021

  
Jeffrey A. Jones - Notary Public



**Exhibit A**  
**Legal Description**

**BEGINNING** at a stake on the east side of Mulberry Street and in the right-of-way line of the Southern Railroad 288.9 feet in a northerly direction from the north side of Crabtree Street, and running thence North 67 deg. 17' East 102.5 feet to a stake; thence North 31 deg. West 67.4 feet to a stake; thence South 52 deg. West 96.5 feet to a stake on the east side of Mulberry Street; thence along and with the east side of Mulberry Street South 23 deg. East 42 feet to a stake, the place and point of **BEGINNING**, as per plat and survey of the R.M. Jones Estate now on file in the Office of the Register of Deeds of Durham County in Plat Book 30, at Page 152, to which reference is hereby made for a more particular description of the same, and being commonly known as 2812 Mulberry Street (now known as West Main Street).

**Property Address: 2812 W. Main Street, Durham, NC 27705**  
**Parcel ID#: 104148**