

Register of Deeds
Sharon A. Davis
Durham County, NC

11/10/2022 02:27:26PM

BT: OPR B: 9817 P: 313 Pages: 3

DEED - DEED

Fee: \$876.00 Excise Tax: \$850.00

INSTRUMENT #2022043311

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$850.00

Parcel Identifier No.: 168234 & 168235

Mail after recording to: Grantee

Title Insurance Policy Issued by: Investors Title - Raleigh

This instrument was prepared by: Mann, McGibney, & Jordan, 3710 University Drive, Suite 140, Durham, NC 27707

Brief Description from the Index: 2816 and 2828 Cheek Road

THIS DEED made this 8 day of Nov, 2022 by and between

GRANTOR

Noah Lucas Temple and spouse, Michelle Ann Temple, and
GT Fence LLC, a Limited Liability Company

2816 Cheek Road
Durham, NC 27704

GRANTEE

James Compton Homes, LLC

1920 Sherron Road
Durham, NC 27703

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 or near the City/Town of Durham, Durham County, North Carolina and more particularly described as follows:

TRACT ONE - 2816 CHEEK ROAD:

BEGINNING at a stake in the southern margin of Cheek Road in the northeastern corner of Lot #1 of the plat hereinafter referred to, and running thence along and with the boundary of Lot #1 and Lot #2, South 16 degrees 41' 0" East, a distance of 206.22 feet to a stake in the line between Lot #1 and Lot #2, and running thence through and across Lot #1 in a southwesterly direction, 100 feet, more or less, to a stake in the western line of said Lot #1; and running thence North 16 degrees 41' 0" West" along the western margin of said Lot #1, a distance of 196.11 feet to a stake in the western line of Lot #1, and continuing thence in the same course and distance, a distance of 2 feet to a stake in the southern margin of Cheek Road; and running thence along and with the southern margin of Cheek Road in a curve designated as "Curve C-1" on the plat recorded in Plat Book 59, Page 54, a distance of 100 feet to the

point and place of BEGINNING, and being the northern portion of Lot #1 of the plat showing the Property of I.D. Goldston and wife, Margie P. Goldston, prepared and surveyed by Roy H. Grimm in a survey dated July 25, 1968, reference to which is hereby made for a more particular description of same.

TRACT TWO - 2828 CHEEK ROAD:

BEGINNING at a driven iron pin situate in the southern margin of Cheek Road, common corner with P. Leonard, and running thence with Leonard's line South $86^{\circ} 43' 30''$ East 186.94 feet; thence continuing with the same line to a driven iron pin 3.24 feet; thence South $06^{\circ} 09'$ West 437.30 feet; thence South $89^{\circ} 54'$ West 105.40 feet; thence North $0^{\circ} 6'$ West 113.07 feet; thence North $14^{\circ} 51'$ West 117.79 feet; thence North $16^{\circ} 41'$ West 206.22 feet to a driven iron pin situate in the southern margin of Cheek Road, and at the northeast corner of Lot No. 1; thence with the southern right of way of Cheek Road, and on a slight curve to the left having a chord bearing of North $67^{\circ} 54' 10''$ East, a chord distance of 56.16 feet to a driven iron pin, the point of BEGINNING, as surveyed by Roy H. Grimm on or about July 24, 1986, and being Lot No. 2 of the subdivided property of J.D. Goldston.

Property Address: 2815, 2816, and 2828 Cheek Road, Durham, NC 27704

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instruments recorded in Book 4894, Page 761, Book 5558, Page 988, and Book 9371, Page 747, Durham County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Easements, Restrictions and Rights of Way of record.
- Property taxes for current and subsequent years.

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

Noah Temple
Noah Lucas Temple

Michelle Temple
Michelle Ann Temple

GT Fence LLC, a Limited Liability Company

By: Noah Temple
Noah Temple, Member-Manager

By: Michelle Temple
Michelle Temple, Member-Manager

STATE OF NORTH CAROLINA
COUNTY OF wake

I, Ronald J. Bauer, Notary Public, do hereby certify that Noah Lucas Temple and Michelle Ann Temple, both individually and as Member-Managers of GT Fence LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 8 day of Nov, 2022.

Ronald J. Bauer
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 7-19-27

