

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 May 20 11:55 AM NC Rev Stamp: \$ 700.00
 Book: 7934 Page: 568 Fee: \$ 26.00
 Instrument Number: 2016015935
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$700.00

PIN No. 0749-04-52-6911 Parcel Ref No: 157286

Mail/Box to: Grantee

This instrument was prepared by: Satsky & Silverstein, 415 Hillsborough Street, Suite 201, Raleigh, NC 27603

Brief description for the Index: 2900 S Miami Boulevard

THIS DEED made this 18 day of May, 2016, by and between

GRANTOR	GRANTEE
Vaughan Development, LLC a North Carolina limited liability company	City Electric Supply Company a Florida corporation 400 S. Record Street, 7 th Floor Dallas, Texas 75201

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, an interest in all those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows:

BEGINNING at an iron pipe set in the west margin of South Miami Boulevard, said pipe marking the northeast corner the property herein conveyed and the southeast corner the property now or formerly Doris W. Anderson (see Plat Book 64, Page 36 Deed Book 330-672) said pipe also being located: North 65 degrees 54' 12" West 20.52 feet from an existing iron pipe in the right of way of South Miami Boulevard, said pipe designated as Control Corner on survey hereinafter referred to; runs thence South 23 degrees 31' 11" West 183.44 feet along the west right of way of South Miami Boulevard to an iron pipe, a corner with the property now or formerly of Thomas and Martha Boatright (see Deed Book 231 Page 58); runs thence North 66 degrees 41' 27" West 637.49 feet to an iron pipe, Control Corner in the line of the property now or formerly of SCM Corp (Deed Book 1024 Page 935); runs thence with said property line North 10 degrees 47' 10" East 197.50 feet to an iron pipe the Northwest corner of property conveyed and the Southwest corner of the Anderson

submitted electronically by "Kennon Craver, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

property referred to above; runs thence along the south boundary of said property South 65 degrees 54' 12" East 204.00 feet to a stake; continues thence South 65 degrees 54' 12" East 477.05 to the west margin of South Miami Boulevard, the Point and Place of Beginning containing 2.84 acres according to survey by David A. Graffunder RLS dated September 17, 1986 entitled "Survey of The Roney Godwin Lovitt Estate for Miami Boulevard 51 Investors, a North Carolina Partnership".

The property hereinabove described was acquired by the Grantor by deed recorded in Book 7184, Page 539, Durham County Registry.

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

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions listed below:

1. Ad valorem taxes for the year 2016 and all subsequent years;
2. Zoning ordinances;
3. Easements, covenants, restrictions, reservations, rights-of-way and other similar matters of record;
4. The rights of others, if any, to drain by and through ditches and canals located adjacent to or upon lands herein conveyed;
5. Such matters as would be disclosed by a current and accurate survey and inspection of the property.

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

Vaughan Development, LLC

By:

Mark Vaughan (Seal)
Mark Vaughan, Manager

NORTH CAROLINA

WAKE COUNTY

I, Keith A. Satisfsky, a Notary Public for said county and state, certify that Mark Vaughan, personally appeared before me this day and acknowledged he is Manager of Vaughan Development, LLC, a North Carolina limited liability company, and that by authority duly given and as an act of the company, the foregoing instrument was signed in its name by its Manager on behalf of the Company.

Witness my hand and notarial stamp or seal, this the 18 day of May, 2016.



Keith A. Satisfsky
Signature of Notary Public
Keith A. Satisfsky
Printed name of Notary Public
My Commission Expires: 10-8-2020