

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Nov 22 02:50 PM
Book: 8808 Page: 800
NC Rev Stamp: \$ 3100.00 Fee: \$ 26.00
Instrument Number: 2019043486
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$ **3100.00**
Return to: Grantee Parcel ID Number: 126483

THIS DEED made this 22 day of November, 2019 by and between

GRANTOR
Moss Creek Properties, LLC
A Virginia Limited Liability Company
PO Box 193, Union Hall, VA 24176

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE
PGP Guess Road, LLC
A North Carolina Limited Liability Company, a 60% Undivided Interest
PO Box 17119, Chapel Hill, NC 27516
AND
Elzey Guess Road, LLC
A North Carolina Limited Liability Company, a 40% Undivided Interest
PO Box 17119, Chapel Hill, NC 27516

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

Submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7373, Page 900, 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, their heirs, successors, and assigns, 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:

Subject to 2019 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

[SIGNATURE AND NOTARY PAGES TO FOLLOW]

Moss Creek Properties, LLC
A Virginia Limited Liability Company

By: Sylvia Bares (SEAL)
Sylvia Bares, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sylvia Bares, Member/Manager of Moss Creek Properties, LLC, Grantor.

Witness my hand and official stamp or seal, this the 22 day of November, 2019.

Wayne R. Hadler
Notary Public
My Commission Expires: 5/22/2020

wrh/jth

WAYNE R. HADLER
NOTARY PUBLIC
Orange County /
North Carolina
My Commission Expires May 22, 2020

Moss Creek Properties, LLC
A Virginia Limited Liability Company

By: [Signature] (SEAL)
Kevin Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kevin Anderson, Member/Manager of Moss Creek Properties, LLC, Grantor.

Witness my hand and official stamp or seal, this the 22 day of November, 2019.

wrh/jth

WAYNE R. HADLER
NOTARY PUBLIC
Orange County /
North Carolina
My Commission Expires May 22, 2020

[Signature]
Notary Public
My Commission Expires: 5/22/2020

EXHIBIT A

Legal Description

Lying in the City of Durham, Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at a point on the southeasterly end of a truncated intersection of the northwesterly right of way line of Duke Homestead Road (an existing 60-foot public r/w) with the curved easterly right of way line of Guess Road (an existing 60-foot public r/w) and from said point of beginning runs: Thence, along said truncated intersection, North $81^{\circ} 41' 42''$ West 11.78 feet to a point in said curved right of way line of Guess Road; thence, along said curved to the right, having a radius of 1,145.78 feet, an arc length of 246.55 feet, a delta of $12^{\circ} 19' 44''$ and a chord bearing and distance of North $16^{\circ} 42' 59''$ West, 246.07 feet to a point, said point being the southwesterly property corner of the lands now or formerly of Louis J. Meyers, as described in Durham County Registry, Deed Book 1252, Page 708; thence, along the southerly property line of said line of said Meyers, North $81^{\circ} 30' 00''$ East 158.11 feet to a point in same; thence along the southeasterly line of said Meyers, North $27^{\circ} 08' 26''$ East 49.61 feet to a point, said point being the northwesterly property corner of the lands now or formerly of Mildred L. Ray as described in Durham County Registry, Deed Book 60, Page 716; thence, along the southerly property line of said Ray, South $47^{\circ} 45' 00''$ East 123.25 feet to a point in the aforementioned northwesterly right of way line of Duke Homestead Road; thence, along said northwesterly right of way line, South $40^{\circ} 13' 30''$ West 290.80 feet to the point and place of BEGINNING.

Said above described tract or parcel of land containing within said bounds, 41,150 S.F. or 0.945 acre of land.

Being the identical property described in Deed Book 7373, Page 900, Durham County Registry. See Also Deed Book 7141, Page 359, Durham County Registry.

Site Address: 2904 Guess Road, Durham, NC 27705

Parcel 126483