

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 APR 04 01:59:04 PM
BK:7903 PG:253-255
DEED
FEE: \$26.00
EXCISE TAX: \$400.00
INSTRUMENT # 2016009964
APRILJ



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 400.00

Recording Time, Book and Page

Parcel Ref. No. 157280 & 157282

Parcel Identifier No. 0749-04-52-4005&5186

Mail after recording to: Grantee: 6804 Carpenter Fire Station Rd. Cary, NC 27519

This instrument was prepared by: William W. Browning, Atty (15-150)

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

GRANTOR

LEONARD B. SHAFFER and wife KATHERINE W. KLEIN;
Address: 6210 Richard Bradley Drive, Wilmington, NC 28409
WILLIAM B. BARBER and wife TERESA J. BARBER
Address: P.O. Box 1599, Apex, NC 27502

GRANTEE

FIRE HOUSE AUTO REPAIR STATION, LLC
Address: 6804 Carpenter Fire Station Rd. Cary, NC 27519-8602

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 and more particularly described as follows:

BEGINNING at a stake on the western side of South Miami Boulevard (also known as S.R. 1959), at the northeast corner of the property of Jasper Allen Core and wife, Iva Core as described in Book 348 at page 362, Durham County Registry, and running thence along and with the northern line of the Core property North 79° 57' 02" West 421.94 feet to a stake in the western line of Tract 2 of the TFI Acquisition Corporation Property as shown in Plat Book 156 at page 371, Durham County Registry; thence North 07° 09' 45" East 211.65 feet to a stake in the corner of Tracts 1 and 2 of the said TFI Acquisition Corporation Property; thence along and with the southern line of said Tract 1 South 78° 17' 19" East 261.26 feet to a stake in the southeastern corner of

said Tract 1; thence along and with the eastern line of said Tract 1 North 49° 14' 34" West 125.20 feet to a stake; thence South 78° 51' 32" East 12.13 feet to a stake; thence North 21° 22' 10" East 13.48 feet to a stake; thence South 72° 34' 05" East 133.48 feet to a stake on the western side of South Miami Boulevard; thence along and with the western side of South Miami Boulevard South 20° 31' 07" West 100.58 feet to a stake; thence continuing along and with the western side of South Miami Boulevard South 20° 31' 07" West 201.12 feet to a stake, the point and place of BEGINNING, and being further described as the property of Firehouse Auto as shown on that survey by The L.E.A.D.S. Group, P.A., dated October 10, 2015, and being further described as and also being all of Lots 1, 2, 3 and 4 of the PROPERTY OF R.E. SHERRON as per plat and survey thereof now on file in Plat Book 26 at Page 112, Durham County Registry, and part of Lots 5, 6, and 7 of the PROPERTY OF FREER ENTERPRISES, INC. as per plat and survey thereof now on file in Plat Book 45 at Page 91, Durham County Registry. This property has street address 3006 & 3010 S. Miami Blvd.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1258, at Page 694, & Book 1075 Page 293, Durham County Registry.

A map showing the above described property is recorded in Plat Book 26, Page 112, and referenced within this instrument.

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

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Leonard B. Shaffer (SEAL)
Leonard B. Shaffer

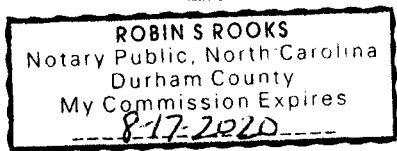
Katherine W. Klein (SEAL)
Katherine W. Klein

STATE OF North Carolina
COUNTY OF Wake

I Robin S. Rooks, a Notary Public, hereby 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: LEONARD B. SHAFFER and KATHERINE W. KLEIN, Grantors.

Witness my hand and official stamp or seal, this the 22nd day of March, 2016.

My Commission Expires: 8-17-2020



Robin S. Rooks
Notary Public

Print Notary Name: Robin S. Rooks

William B Barker (SEAL)
William B. Barker

Teresa J Barker (SEAL)
Teresa J. Barker

STATE OF North Carolina
COUNTY OF Wake

I, Robin S. Rooks, a Notary Public, hereby 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: WILLIAM B. BARKER and TERESA J. BARKER, Grantors.

Witness my hand and official stamp or seal, this the 22nd day of March, 2016.

My Commission Expires: 8-17-2020

Robin S. Rooks
Notary Public

Print Notary Name: Robin S. Rooks

