

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 MAR 28 01:51:14 PM
 BK: 7897 PG: 398-399
 DEED
 FEE: \$26.00
 EXCISE TAX: \$250.00
 INSTRUMENT # 2016009022
 APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Mail After Recording To: Grantee
 This Deed Prepared By: Ruben Fernandez, NC Bar # 34422
 Tax Map Parcel I.D.: 128710
 Short Description for Index: 3026 North Roxboro Street

THIS DEED, made this 23rd day of March, 2016, by and between

<p>GRANTORS CHANCE HART and ASHLEY HART 3113 N. Roxboro St. Durham, NC, 27704</p>	<p>GRANTEE INVESTMENTS PROPERTIES U.S.A. LLC 1418 Cozart St. Durham, NC 27704</p>
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WITNESSETH: That the Grantors, in consideration of Ten Dollars and other good and valuable considerations to them paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey unto the Grantee, their heirs and assigns, the parcel or parcels of land in Durham County, North Carolina and more particularly described as follows:

3026 North Roxboro Street
Durham County Tax Parcel ID 128710
(former Tax Parcel ID 331-03-001)
Durham County GIS PIN No. 0832-05-29-4957

LYING at the southeastern intersection of North Roxboro Street and East Delafield Avenue (formerly called Third Avenue), and being all of Lot 8, A & B sections, of the PROPERTY OF C.W. KENDALL, as per plat and survey thereof now on file in Plat Book 9 at page 35 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

Source of Grantor's title: Book **6880** page **658**, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid parcel(s) of land and all privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND GRANTORS, for themselves, their heirs, executors and administrators, covenant with the Grantee, their heirs and assigns, that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances except as herein set forth; and that they will warrant and defend the title to the same against the claims of all persons whomsoever.

The words Grantor and Grantee include said parties, their heirs, successors and assigns, and Deed for 3026 Roxboro St

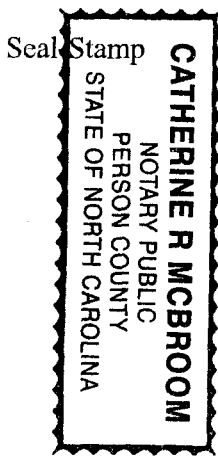
North Carolina General Warranty Deed--Page 2

include singular, plural, masculine, feminine or neuter as context requires.

IN TESTIMONY WHEREOF, Grantors has hereunto set his hand and seal the day and year first above written.

Chance Hart (SEAL)

Ashley Hart (SEAL)



NORTH CAROLINA, Durham County.

I, a Notary Public of the County and State aforesaid, certify that Chance Hart, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of March, 2016.

Catherine R McBroom Catherine R McBroom
Notary Public

My Commission expires: October 17, 2017



NORTH CAROLINA, Durham County.

I, a Notary Public of the County and State aforesaid, certify that Ashley Hart, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of March, 2016.

Catherine R McBroom Catherine R McBroom
Notary Public

My Commission expires: October 17, 2017