

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 MAY 01 03:16:03 PM  
BK:7483 PG:534-536  
DEED  
FEE:\$26.00  
EXCISE TAX:\$1,050.00  
INSTRUMENT # 2014012145  
SCEARNEL



2014012145

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

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Excise Tax: \$ <u>1,050.00</u>	Recording Time, Book and Page
Parcel Ref. No. 102862	Parcel Identifier No. 0831-09-05-5561

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Mail after recording to: 1207 N. Gregson Street, Durham, NC 27701  
This instrument was prepared by: William W. Browning, Atty (12-050)

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THIS DEED made this 25th day of March, 2014, by and between

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**GRANTOR**

CDJ PROPERTIES, LLC  
Mailing Address: 1111 Third Avenue, Seattle, WA 98101

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**GRANTEE**

HALO ART DURHAM, LLC  
Mailing Address: 1207 N. Gregson Street, Durham, NC 27701

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

BEING all of the PROPERTY OF WOMACK ELECTRONICS, INC. as per plat and survey thereof now on file in Plat Book 67 at Page 85 in the

0.436 AC

Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 305 S. Dillard Street.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6954, Page 445.

A map showing the above described property is recorded in Plat Book 67, Page 85.

The above described property 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

CDJ PROPERTIES, LLC

By:    
 Doug Osborn, Manager

By:    
 Jeff Osborn, Manager

STATE OF NC  
COUNTY OF Durham

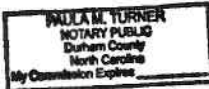
I, Paula M. Turner, a Notary Public, do hereby certify that DOUG OSBORN, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged that he is Manager of CDJ PROPERTIES, LLC, a Washington LLC, and that he, as Manager, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the limited liability company.

Witness my hand and official stamp or seal, this the 4th day of April, 2014.

My Commission Expires: 03-27-2016

Paula M. Turner  
Notary Public

Print Notary Name: Paula M. Turner



STATE OF Washington  
COUNTY OF King

I, Christopher R. Osborn, a Notary Public, do hereby certify that JEFF OSBORN, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged that he is Manager of CDJ PROPERTIES, LLC, a Washington LLC, and that he, as Manager, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the limited liability company.

Witness my hand and official stamp or seal, this the 28th day of March, 2014.

My Commission Expires: 3/29/16



Christopher R. Osborn  
Notary Public

Print Notary Name: Christopher R. Osborn