

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 21 10:31:23 AM
BK:8092 PG:740-742
DEED
FEE: \$26.00
EXCISE TAX: \$444.00
INSTRUMENT # 2016044769
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by and mail after recording to:

William O. White, Jr.
Wellman & White, PLLC
644 Roanoke Avenue
Roanoke Rapids, NC 27870

NC Excise Tax: \$444.00
Recording fees: 26.00

NORTH CAROLINA

PIN 0908455 & 0903044

DURHAM COUNTY

THIS DEED made and entered into this the 14th day of December, 2016, by and between Dorothy T. Johnson, widow, whose mailing address is 305 Holmes Street, Weldon, NC 27890, hereinafter sometimes referred to as the "Grantor"; and SHVF East Durham 1, LLC, a North Carolina limited liability company, whose mailing address is address is P. O. Box 3619, Durham, NC 27702, hereinafter sometimes referred to as "Grantee." 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:

The said Grantor, for and in consideration of the sum of One (\$10.00) Dollars and o other good and valuable consideration, the receipt whereof is acknowledged, has bargained and sold and by these presents does bargain, sell, grant and convey unto the Grantee, his heirs and assigns, in fee simple, all of Grantor's right, title and interest in that certain tract or parcel of land, together with all improvements thereon, known as 306, 308 and 310 South Driver Avenue,

Durham, NC 27703, more particularly described as follows:

All that certain tract or parcel of land, together with all improvements thereon, lying and being situate in the City of Durham, City Township, Durham County, North Carolina, more particularly described as follows: Beginning at a pin on the western side of the sidewalk situated on the west side of South Driver Avenue, said pin being South 16°08'59" West 43.57 feet and South 17°45'39" West, 44.03 feet from the southern line of a sidewalk situated on the south side of Ashe Street; thence from said point of beginning running along the sidewalk on South Driver Avenue South 17°47'49" West 74.28 feet; thence along a party wall North 63°22'51" West 62.75 feet; thence North 17°00'42" East 66.63 feet to a pin; thence along a party wall South 70°24'55" East 63.71 feet to a pin, the point of beginning; and being the identical real property as shown and designated on that map or plat entitled, "PROPERTY OF ANTHONY D. JOHNSON, DURHAM, N.C.," dated June 10, 1996, prepared by Jerry L. Hunt, Registered Land Surveyor; and being the identical real property conveyed unto Anthony D. Johnson by deed of Michael Anderson, dated April 23, 1996, recorded in Book 221, Page 254, Durham Public Registry; the said Anthony D. Johnson having died testate on April 10, 2012, devising his estate to his parents, John Johnson and Dorothy Johnson (Note: the said John Johnson predeceased his son as John Johnson died on May 22, 2000), a copy of the Will and probate proceeding of the Estate of Anthony D. Johnson is contained in File No. 12-E-1445, in the Office of the Clerk of Superior Court of Wake County; a copy of the Will of Anthony D. Johnson also is contained in File No. 16-E-95, in the Office of the Clerk of Superior Court of Durham County; reference to said map, deed, deaths and testate estate is made hereby for greater certainty of description.

The above described real property is not the principal residence of Grantor.

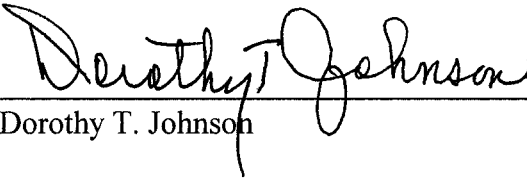
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and its successors and assigns forever.

The said Grantor does hereby covenant that she is seized of the above described real property in fee and has the right to convey the same in fee simple; that the same is free from encumbrances; and that Grantor will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN WITNESS WHEREOF, Dorothy T. Johnson, widow, as Grantor, has hereunto set her hand and seal, all as of the day and year first above written.

Remainder of page intentionally left blank.

See following page for signature and acknowledgment.




Dorothy T. Johnson (SEAL)

NORTH CAROLINA

HALIFAX COUNTY

I, Cynthia R. Jenkins, a Notary Public of Halifax County, North Carolina, certify that Dorothy T. Johnson, widow, who is known personally by me, personally appeared before me this day and acknowledged the due execution of the foregoing North Carolina General Warranty Deed, as Grantor.

Witness my hand and Notarial stamp or seal this the 16th day of December, 2016.



Cynthia R. Jenkins, Notary Public

My Commission Expires: July 22, 2018.

