

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 SEP 30 04:14:35 PM
 BK: 8034 PG: 504-506
 DEED
 FEE: \$26.00
 EXCISE TAX: \$806.00
 INSTRUMENT # 2016034128
 APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 806.00

Parcel Identifier No. 105098 Verified by _____ County on the _____ day of _____, 20__ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Lot 5 and Lot 7 - an undivided 1/10th interest

THIS DEED made this 15th day of September, 2016, by and between

GRANTOR	GRANTEE
<p>CAPSTONE VENTURES, LLC a North Carolina limited liability company</p>	<p>WILLIAM MORTIMER HARRISON, III and wife, ELIZABETH WILSON HARRISON</p>
<p>Address: 100 Timberhill Place, Ste. 129 Chapel Hill, NC 27514</p>	<p>Property Address: 309 W. Geer Street Durham, NC 27701</p>

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, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6798, Page 88.

A map showing the above described property is recorded in Plat Book 14, Page 89.

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, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

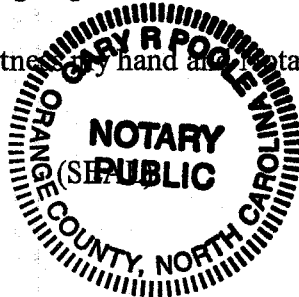
CAPSTONE VENTURES, LLC
a North Carolina limited liability company

By: D. Andrew Howell
D. Andrew Howell, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Orange County and State of North Carolina, do hereby certify that **D. Andrew Howell, Manager of CAPSTONE VENTURES, LLC, a North Carolina limited liability company** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this 15 day of September 2016.



Sign: Gary R. Poole
Print: GARY R. POOLE Notary Public

My Commission Expires: 10/28/16

EXHIBIT A

Property located on the corner of Madison Street and West Geer Street and BEING all of Lot 5, per plat of survey thereof entitled "Plat Showing Re-Subdivision - Part of R.H. Rigsbee Property - See PB 12-35- April 1938 - now Northwood Realty Co., Inc. for Conveyance to Northwood Housing Corp." by George C. Love, Registered Engineer, dated February 2, 1942 and recorded August 22, 1942 in Plat Book 14 at Page 89, Durham County Registry, to which reference is made.

ALSO CONVEYED is all of Grantor's one-tenth (1/10) undivided interest in Lot 7 as shown on the plat and survey thereof recorded in Plat Book 14, Page 89, Durham County Registry.

Subject to easements, restrictions and rights-of-way of record.

The property has a street address of 309 West Geer Street, Durham, NC 27701 and a tax parcel #105098.