

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jun 29 09:44 AM NC Rev Stamp: \$ 930.00
Book: 8455 Page: 894 Fee: \$ 26.00
Instrument Number: 2018022464
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 930.00

Parcel Identifier No. 125493 & 125494 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee @

This instrument was prepared by: William G. Harriss

Brief description for the Index: 26,913 square feet, more or less Plat Book 142, Page 84

THIS DEED made this 26 day of June, 2018, by and between

GRANTOR	GRANTEE
C. R. PATTON joined by his wife, MYRA FOGLEMAN	3115 GUESS DURHAM, LLC a Wyoming limited liability company
Address: 327 Sabra Drive Wilmington, NC 28405	Mailing Address: <u>171 Worthington Way</u> <u>Jonesboro, GA 30236</u>
	Property: 3111 & 3115 Guess Road Durham, NC 27705

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:

submitted electronically by "Harriss & Marion, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

See attached Exhibit A for legal description of 3111 and 3115 Guess Road, Durham, NC

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2582, Page 144 and Book 2582, Page 146.

A map showing the above described property is recorded in Plat Book 142, Page 84.

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.

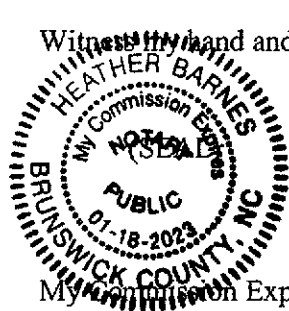
(Entity Name) C.R. Patton (Seal)
C. R. PATTON

By: _____ (Seal)
Title: _____ MYRA FOGLEMAN

State of North Carolina - County of New Hanover

I, the undersigned Notary Public of New Hanover County and State of North Carolina, do hereby certify that **C. R. PATTON** joined by his wife, **MYRA FOGLEMAN** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26th day of June, 2018.



Sign: Heather Barnes
Print: Heather Barnes - Notary Public

My Commission Expires: 01/18/2023

EXHIBIT A

Property located on the west side of Guess Road, containing 26,913 square feet, more or less, as shown on plat and survey entitled "Recombination Survey for: Henry C. Knight", recorded in Plat Book 142 at Page 84, Durham County Registry, to which reference is made.

Together with the benefits and burdens of a Joint Driveway Agreement recorded in Book 2581, Page 690, as shown on survey recorded in Plat Book 142, Page 84, Durham County Registry.

The property has a street address of 3111 Guess Road, Durham, NC and a tax parcel #125493. It has an additional address of 3115 Guess Road, Durham, NC and a tax parcel #125494.