

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 May 26 02:40 PM NC Rev Stamp: \$ 3940.00
Book: 7939 Page: 383 Fee: \$ 26.00
Instrument Number: 2016016794
DEED

Excise Tax \$3,940.00

Prepared by William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 26th day of May, 2016, by and between:

GRANTOR: N. M. HERNDON FAMILY LIMITED PARTNERSHIP, a North Carolina limited partnership
Address: 7118 Herndon Road
Durham, NC 27713

GRANTEE: THE WHEATLAND-312 LLC, a North Carolina limited liability company
Address: 204 Rigsbee Avenue
Durham, NC 27701

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

BEING all of Lots 1 and 2 of the Dr. W. H. Pegram Property as recorded in Plat Book 8, Page 68, Durham County Registry.

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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, except for the following exceptions: zoning ordinances affecting the Property, rights of tenants in possession, any matters shown on the plat recorded in Plat Book 8, Page 68, Durham County Registry.

All or a portion of the Property does not include the primary residence of Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Grantor:

N. M. Herndon Family Limited Partnership

By: [Signature]
Name: Fred J. Herndon, Jr.
Title: General Partner

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Fred J. Herndon, Jr.
(name of person signing in blank)

Date: 5/26/16

[Signature]
Notary Public

Print Name: William A. Anderson III

[Official Seal]

My commission expires: 2/2/19

