

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 Dec 10 09:19 AM NC Rev Stamp: \$ 1632.00  
Book: 7837 Page: 746 Fee: \$ 26.00  
Instrument Number: 2015040806  
DEED

Excise Tax: \$1632.00  
Parcel Identification Number: 170331 and 170334

Recording Time, Book and Page

Mail after recording to:  
Narron, O'Hale and Whittington, PA  
Post Office Box 1567  
Smithfield, North Carolina 27577

THIS INSTRUMENT WAS PREPARED BY: Jason W. Wenzel

BRIEF DESCRIPTION FOR THE INDEX: 3132 Redwood Road, Durham, NC

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED IS MADE THIS THE 8<sup>th</sup> DAY OF DECEMBER, 2015, BY AND AMONG THE FOLLOWING:

**GRANTOR:**

**GEORGE W. GRIGGS and wife, LYDIA B. GRIGGS**  
3132 Redwood Road  
Durham, North Carolina 27704

**GRANTEE:**

**EBX-NEUSE I, LLC**  
A Maryland limited liability company  
412 N 4<sup>th</sup> Street, Suite 300  
Baton Rouge, LA 70802-5523

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 of Grantor's interest in that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

This is the primary residence of Grantor.

TO HAVE AND TO HOLD all of Grantor's interest in 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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

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

George W. Griggs (SEAL)  
George W. Griggs

Lydia B. Griggs (SEAL)  
Lydia B. Griggs

NORTH CAROLINA  
JOHNSTON COUNTY

I, <sup>Person</sup> Edwin Eric Burton Jr, a Notary Public of the County and State aforesaid, certify that George W. Griggs and wife, Lydia B. Griggs, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8 day of December, 2015.

My commission expires: June 19 2017

Edwin Eric Burton Jr  
Notary Public

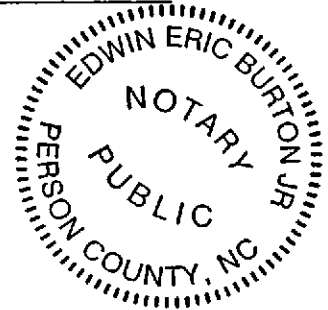


EXHIBIT A  
PROPERTY DESCRIPTION

**TRACT ONE:** Parcel Number 170331

Being all of Lot 1, containing 70.87 acres, as shown on plat and survey entitled "Subdivision for George W. Griggs and wife, Lydia B. Griggs" dated April 15, 1998 and recorded in Plat Book 140, page 180, Durham County. For chain of title, see Book 1993, page 30, Durham County Registry.

**TRACT TWO:** Parcel Number 170334

**BEGINNING** at a stake located at the southeast corner of the V. C. Petty property as shown on the plat hereinafter referred to, and running thence along and with Petty's eastern property line North 03 degrees 20 minutes 13 seconds East 1,639.72 feet to a stake located in the southern property line of the Carl C. Pearce property as described in Deed Book 309 at page 447, Durham County Registry, Petty's northeast corner; thence along and with Pearce's southern property line South 79 degrees 37 minutes 56 seconds East 106.71 feet to a stake; thence further along Pearce's southern property line South 84 degrees 01 minute 45 seconds East 815.21 feet to a stake; thence along and with the southern property line of Roy W. Ennis South 83 degrees 28 minutes 14 seconds East 183.69 feet to a stake; thence along and with J. P. Harbison's line South 03 degrees 17 minutes 57 seconds West 1,573.83 feet to a stake; thence further along with Harbison's line North 86 degrees 55 minutes 45 seconds West 498.13 feet to a stake; thence North 03 degrees 04 minutes 15 seconds East 208.75 feet to a stake; thence North 86 degrees 55 minutes 45 seconds West 208.75 feet to a stake; thence South 03 degrees 04 minutes 15 seconds West 142.75 feet to a stake, the northeast corner of a graveyard; thence along and with the northern property line of said graveyard North 86 degrees 55 minutes 45 seconds West 180 feet to a stake, the northwest corner of said graveyard; thence along and with the western property line of said graveyard South 03 degrees 04 minutes 15 seconds West 66 feet to a stake; thence North 86 degrees 55 minutes 45 seconds West 217.80 feet to a stake, the point and place of **BEGINNING**, and being all of Lot 2 of the Property of Edith Ferrell Boone, containing 39.39 acres, more or less, as shown on plat and survey thereof by J. Watts Copely, Land Surveyor, dated June 1, 1976, Job No. 7653, unrecorded, to which map reference is hereby made for a more particular description of same.

For chain of title, see Book 5335, page 844, Johnston County Registry.