

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 JAN 18 12:36:15
BK:8108 PG:638-640
DEED
FEE: \$26.00
EXCISE TAX: \$130.00
INSTRUMENT # 2017001703
SMMARSH



2017001703

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Stamps: \$130.00

Tax ID #: 123428

The property herein conveyed is not the Grantors' primary residence. (NCGS 105-317.2)

After recording, MAIL TO GRANTEE

This instrument was prepared by: The Banks Law Firm, PA (RHH)

Brief description for the Index: Lot 5, Rigsbee Estate

THIS DEED is made this 17th day of January, 2017, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">THOMAS ADDISON RIGSBEE, an unmarried man</p> <p style="text-align: center;">Grantor's Address: 137 Wood Pecker Road Statesville, NC 28625</p>	<p style="text-align: center;">J. FULLER HOMES, LLC, a North Carolina limited liability company</p> <p style="text-align: center;">Grantee's Address: 8801 Fast Park Drive, Suite 301 Raleigh, NC 27617</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, Triangle Township, DURHAM County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property herein described was acquired by Grantor by instrument recorded in Book 1110, Page 801, Durham County Registry.

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:

- 1) The lien of *ad valorem* real property taxes for 2017 and thereafter.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, as of the day and year first above written.

Thomas Addison Rigsbee (SEAL)
 Thomas Addison Rigsbee

STATE OF NORTH CAROLINA -- Durham COUNTY:

I, the undersigned, a Notary Public of the State aforesaid, certify that **Thomas Addison Rigsbee** personally came before me this day and, being duly authorized to do so, acknowledged the execution of the foregoing instrument in the capacity indicated.

Witness my hand and official stamp or seal, this the 17th day of January, 2017.

Randy H. Herman Notary Public
 (Print Name)
 My commission expires: 3/28/20



EXHIBIT A

BEGINNING at a stake North 5 degrees 30 minutes. East 250 feet from the point where the eastern edge of Dixon Road intersects the northern edge of Winston Road; running thence South 84 degrees 45 minutes East 300 feet to a stake; running thence South 5 degrees 30 minutes West 83 feet to a stake; running thence North 84 degrees 45 minutes West 300 feet to a stake in the eastern edge of Dixon Road; running thence along and with the eastern edge of Dixon Road North 5 degrees 30 minutes East 83 feet to a stake, the point or place of beginning, and being Lot No. 5 in Block C of the R. L. Rigsbee Estate, as per plat and survey thereof by S. M. Credle, C.E., May, 1951, which plat is now in file in the office of the Register of Deeds of Durham County in Plat Book 22, Page 105, to which plat reference is hereby made for a more particular description of same.

Address: 3135 Dixon Road, Durham, NC