

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 May 09 03:49 PM
Book: 8652 Page: 348
NC Rev Stamp: \$ 1300.00 Fee: \$ 26.00
Instrument Number: 2019015199
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,300.00

PARCEL ID: 119633

Instrument Prepared by James M Tatum, attorney, Hedrick Murray, P.O. Box 52394, Durham, NC 27717-2394
Return to: Grantee

THIS DEED is made this 24th day of May 2019, by and between:

GRANTOR: THE VIRGINIA B. LEE FAMILY LIMITED PARTNERSHIP
Address: 4009 Thetford Rd., Durham, NC 27707

GRANTEE: ORANGWOOD DRIVE BUSINESS COMPLEX LLC
Address: 3157 Hillsborough Rd., Durham, NC 27705

(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 land, 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 7 and 8 of the H. W. Miller Property as shown on that plat and survey thereof by S. M. Credle, C.E., dated February 26, 1945, and recorded in Plat Book 17, at Page 37 of the Durham County Registry to which plat reference is hereby made for a more particular description of same. This is the same property as Parcel 4 deeded to Grantor by deed recorded in the Durham County Registry in Deed Book 2750 at page 125.

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:

submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

1. Ad valorem property taxes for 2019 and subsequent years.
2. Restrictions and Easements of record.
3. Any information that would be shown on a current accurate survey of the Property.

This property is non-residential property.

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

The Virginia B. Lee Family Limited Partnership

By: *Joseph M. Lee III*
 Joseph M. Lee III, General Partner

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, certify that JOSEPH M. LEE III personally appeared before me this day, and I have personal knowledge of the identity of Joseph M. Lee III, and he acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in his capacity as the General Partner of The Virginia B. Lee Family Limited Partnership.

Witness my hand and official stamp or seal, this 8th day of May 2019.

Susan E Jean
 Notary Public
 Print Name: Susan E Jean

My Commission Expires: 12/12/2022

(AFFIX NOTARY SEAL)

