

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 JUL 27 10:35:38 AM  
BK:7984 PG:388-391  
DEED  
FEE:\$26.00  
EXCISE TAX:\$2,460.00  
INSTRUMENT # 2016025113  
APRILJ



EXCISE TAX: \$2,460

PIN: 0812-11-75-02233

MAIL TO: Kenneth C. Haywood  
Boxley, Bolton, Garber & Haywood, LLP  
Post Office Drawer 429, Raleigh, NC 27602

PREPARED BY: Boxley, Bolton, Garber & Haywood, L.L.P.

Brief Description for the Index: Lots 16-18, Property of H.W. Miller

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 26<sup>th</sup> day of July, 2016, by and between Melhinch Properties, LLC, a North Carolina limited liability company (hereinafter "Grantor") 1212 Front Street, Raleigh, North Carolina 27609, to Lax Properties, LLC, a North Carolina limited liability company, (hereinafter "Grantee") Post Office Box 267 Garner, North Carolina 27529.

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.

W I T N E S S E T H:

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, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor in Book 3533, Page 850.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. All easements, liens and encumbrances filed with the Durham County Register of Deeds.
2. Ad valorem taxes for 2016 and for subsequent years not yet due and payable.

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

MELHINCH PROPERTIES, LLC

Charles E. Melhinch Mgr. (SEAL)  
Charles E. Melhinch, Manager

DeAnn A. Melhinch Mgr. (SEAL)  
DeAnn A. Melhinch, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

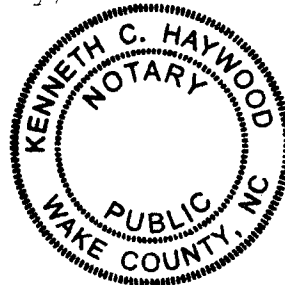
I, the undersigned Notary Public, do certify that Charles E. Melhinch, a manager of Melhinch Properties, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the forgoing instrument on behalf of the Company.

WITNESS my hand and official seal, this 26 day of July, 2016.

[Signature]  
Notary Public

Kenneth C Haywood  
(Printed Name of Notary)

My commission expires: 11-27-2016



STATE OF NORTH CAROLINA

COUNTY OF WAKE

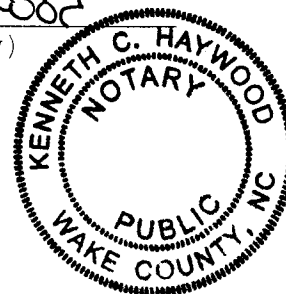
I, the undersigned Notary Public, do certify that DeAnn A. Melhinch, a manager of Melhinch Properties, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the forgoing instrument on behalf of the Company.

WITNESS my hand and official seal, this 26 day of July, 2016.

[Signature]  
Notary Public

Kenneth C Haywood  
(Printed Name of Notary)

My commission expires: 11-27-2016



**EXHIBIT A**

Lying in or near the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pipe located in southern margin of Hillsboro Road (variable right-of-way) said pipe being the northeast corner of Lot 2, Frank H. Kenan Subdivision, as shown on plat recorded in Plat Book 133, Page 171, Durham County Registry, thence leaving the southern margin of Hillsboro Road and running with the eastern line of Lot 2 S 22-24-51 W 257.67' to a point located in the margin of the Southern Railway Main Line; thence running along a common line with the Southern Railway Main Line, S 77-27-40 E 152.26' to an existing iron pipe, a common corner with the property of Charles B. Nye and Natalie Nye Odom (now or formerly); thence running with the western line of Nye/Odom N 22-24-51 E 231.33' to a point located in the southern margin of Hillsborough Road; thence running with the southern margin of Hillsborough Road N 67-30-00 W 150.00' to an existing iron pipe, THE POINT AND PLACE OF BEGINNING, said tract containing 0.84 acres, as shown on survey prepared for Charles Melhinch and Deann Melhinch, by Turning Point Surveying, PLLC, dated 11-15-1999, and being the same property conveyed to R.N. Hoggard, by deed recorded in Book 1821, Page 125, Durham County Registry. For further reference, see Plat Book 17, Page 37 (Lots 16, 17, and 18), Durham County Registry.