

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2019 Jan 22 11:09 AM NC Rev Stamp: \$ 554.00  
 Book: 8581 Page: 726 Fee: \$ 26.00  
 Instrument Number: 2019001777  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$554.00

Parcel Identifier No.: 0831-19-62-0495 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Donna R. Berkelhammer, Esq., 4711 Hope Valley Road, Suite 4F, No. 214, Durham, NC 27707  
 (without benefit of title examination)

Brief description for the Index: PB 38 Page 2

THIS DEED made this 14<sup>th</sup> day of January, 2019, by and between

GRANTOR	GRANTEE
GAREY R. COOKE, and wife, REBECCA B. COOKE; and BEVERLY C. JONES, and husband, ROBERT J. JONES, JR. 7409 Mineshaft Rd Raleigh, NC 27615	TANNER 318, LLC a North Carolina limited liability company 2312 Tanner Court Burlington, NC 27215

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Submitted electronically by "Pittman & Steele, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2015 E, page 526.

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

A map showing the above described property is recorded in Plat Book 38, Page 2.

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:

The warranties herein contained shall only apply to Tract One and Grantor makes no warranty, express or implied, as to title to the property designated as Tract Two upon the Exhibit "A" attached hereto and incorporated herein.

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

Garey R. Cooke (seal)  
GAREY R. COOKE

Rebecca B. Cooke (seal)  
REBECCA B. COOKE

Beverly C. Jones (seal)  
BEVERLY C. JONES

Robert J. Jones, Jr. (seal)  
ROBERT J. JONES, JR.

State of North Carolina County or City of Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that GAREY R. COOKE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of January, 2019.

JANNETTE CRUZ-ATANACIO  
My Commission Expires: 02/09/2022  
(Affix Seal) Durham County, NC

Jannette Cruz Atanacio  
Jannette Cruz Atanacio Notary Public  
Notary's Printed or Typed Name

State of North Carolina County or City of Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that REBECCA B. COOKE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of January, 2019.

JANNETTE CRUZ-ATANACIO  
My Commission Expires: 02/09/2022  
(Affix Seal) Durham County, NC

Jannette Cruz Atanacio  
Jannette Cruz Atanacio Notary Public  
Notary's Printed or Typed Name

State of North Carolina County or City of Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that BEVERLY C. JONES personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of January, 2019.

JANNETTE CRUZ-ATANACIO  
My Commission Expires: 02/09/2022  
(Affix Seal) Durham County, NC

Jannette Cruz Atanacio  
Jannette Cruz Atanacio Notary Public  
Notary's Printed or Typed Name

State of North Carolina County or City of Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that ROBERT J. JONES, JR. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of January, 2019.

My Commission Expires: 02/09/2022  
(Affix Seal)

Jannette Cruz Atanacio  
Jannette Cruz Atanacio Notary Public  
Notary's Printed or Typed Name

JANNETTE CRUZ-ATANACIO  
NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010, 2013  
Printed by Agreement with the NC Bar Association  
Durham County, NC

**EXHIBIT "A"****Tract One**

That certain tract or parcel of land lying and being in the City of Durham, Durham County North Carolina adjoining the 46' public right-of-way of Angier Avenue, the lands of Charmin Holdings as described in Deed Book 6940, Page 799, the lands of Charmin Holdings as described in Deed Book 6940, Page 795, the western margin of the 60' public right-of-way of South Driver Street and being more particularly described as follows:

BEGINNING at a magnetic nail set lying in or near the western margin of the 60' public right-of-way of South Driver Street and in the southern line of the lands of Charmin Holdings as described in Deed Book 6940, Page 795 and having Grid Coordinates (NAD 83/2001) N=812,463.13 feet, E=2,036,131.82 feet (Combined Grid Factor 0.99993448) as tied to the North Carolina CORS network; thence proceeding along and with the western margin of the 60' public right-of-way of South Driver Street, South 21° 14' 11" West 31.52 feet to a magnetic nail set lying at or near the intersection of the western margin of the 60' public right-of-way of South Driver Street with the northern margin of the 46' public right-of-way of Angier Avenue; thence proceeding along and with the northern margin of the 46' public right-of-way of Angier Avenue, North 67° 57' 34" West 54.58 feet to a magnetic nail set; thence leaving the northern margin of the 46' public right-of-way of Angier Avenue and proceeding along and with a chain-link fence in the eastern margin of a private alley and the lands of Charmin Holdings as described in Deed Book 6940, Page 799, North 10° 29' 23" East 31.96 feet to a point lying South 68° 08' 59" East 1.00 feet from a magnetic nail set; thence proceeding along and with the southern line of the lands of Charmin Holdings as described in Deed Book 6940, Page 795, South 68° 08' 59" East 60.54 feet to the point and place of BEGINNING containing 1,808 square feet (0.04250 acres), more or less.

*The above description is from a plat of survey entitled "Boundary Survey for Tanner 318, LLC" prepared by gf|ba, James D. Ditenhafer, Professional Land Surveyor, dated January 11, 2019, Project Number 18023.02.*

The above-described Tract One is the identical property conveyed by American Homes and Investment Company to William B. Cooke and wife, Mary H. Cooke by deed dated December 23, 1991 and recorded same date in Deed Book 1698, Page 709 of the Durham County Registry.

**Tract Two**

That certain tract or parcel of land lying and being in the City of Durham, Durham County, North Carolina, adjoining Tract One as hereinabove described, the lands of Charmin Holdings as described in Deed Book 6940, Page 795, the 60' public right-of-way of South Driver Street and the 46' public right-of-way of Angier Avenue and being more particularly described as follows:

BEGINNING at the northeastern corner of Tract One and the identical beginning point of such Tract One; thence proceeding along and with the southern line of the lands of Charmin Holdings as described in Deed Book 6940, Page 795, South 68° 08' 59" East 1.64 feet to a point in or near the 60' public right-of-way of South Driver Street; thence proceeding along on near the western margin of the 60' public right-of-way of South Driver Street, South 11° 45' 45" West 32.03 feet

to a point in the northern margin of the 46' public right-of-way of Angier Avenue; thence proceeding along and with the northern margin of the 46' public right-of-way of Angier Avenue; North  $67^{\circ} 57' 34''$  West 6.91 to a magnetic nail set; thence leaving the 46' public right-of-way of Angier Avenue and proceeding along and with the eastern line of the above-described Tract One, North  $21^{\circ} 14' 11''$  East 31.52 feet to the point and place of BEGINNING containing 135 square feet, more or less.

*The above description is from a plat of survey entitled "Boundary Survey for Tanner 318, LLC" prepared by gf|ba, James D. Ditenhafer, Professional Land Surveyor, dated January 11, 2019, Project Number 18023.02.*

**Tract Two is included in this deed in order to eliminate any potential gap between the eastern line of Tract One and the 60' public right-of-way of South Driver Street.**