

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 MAR 18 02:50:29 PM  
 BK: 7892 PG: 356-357  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$970.00  
 INSTRUMENT # 2016008100  
 SMMARSH



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 970.00

Parcel Identifier Nos. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination

Brief Description for the Index: 3200 Sandy Creek Dr.; PB 134/93

THIS DEED made this \_\_\_\_ day of **March, 2016**, by and between

<p><b>GRANTOR</b>  <b>SANDY CREEK, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY</b>  <b>3126 Carriage Trail, Hillsborough, NC 27278</b></p>	<p><b>GRANTEE</b>  <b>B. WALLACE DESIGN &amp; CONSTRUCTION, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY</b>  <b>3200 Sandy Creek Dr., Durham, NC 27707</b></p>
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Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

This 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 that certain lot or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

See the attached Exhibit A, which is incorporated herein by reference.

All or a portion of the property herein conveyed includes the primary residence of the Grantor.

The property herein described was acquired by Grantors by instrument recorded in Book 2120 at Page 467 .

A map showing the above described property is recorded in Plat Book 134, Page 93 .

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:  
Liens and exceptions of record.

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

Entity Name: SANDY CREEK, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

By: [Signature]  
Richard F. King, Member-Manager

STATE OF NORTH CAROLINA - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Richard F. King personally came before me this day and acknowledged that he is the Member-Manager of SANDY CREEK, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.  
Witness my hand and Notarial stamp or seal this 18 day of March, 2016.

My Commission Expires: 5-5-2018

[Signature]  
Notary Public  
LISA M. LOGAN  
Notary Public, North Carolina  
Durham County  
My Commission Expires  
May 05, 2018

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## EXHIBIT A

**BEGINNING** at an iron pin in the western right-of-way line for Sandy Creek Drive, which said pin is situated in the northeast corner of land now or formerly owned by Gerald J. Musante; from thence running North  $63^{\circ} 54' 34''$  West 13.59 feet to a pin; thence running South  $24^{\circ} 33' 10''$  West 0.71 feet to a pin; thence running North  $65^{\circ} 51' 00''$  West 286.41 feet to a pin; thence North  $22^{\circ} 22' 43''$  East 93.69 feet to a pin; thence South  $85^{\circ} 25' 00''$  East 159.91 feet to a pin; thence South  $84^{\circ} 55' 00''$  East 159.66 feet to a pin in the western right-of-way line for Sandy Creek Drive; thence with the said right-of-way line as it runs to the right along a curve having a radius of 7303.32 feet for an arc length of 119.12 feet, a chord bearing South  $23^{\circ} 46' 19''$  West 199.12 feet to the point and place of **BEGINNING**, containing 1.019 acres, more or less, according to a plat of survey by Freehold Land Survey, Inc. dated August 3, 1995, and recorded in Platbook 134 Page 93 of the Durham County Registry, to which plat reference is made for a more particular description. Being also known as Lots 1 and 2 of the Property of Plaza Associates, Inc., as set out in Platbook 74 Page 80 of the Durham County Registry.