

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 MAR 31 12:21:15  
 BK:7673 PG:549-551  
 DEED  
 FEE:\$26.00  
 EXCISE TAX:\$150.00  
 INSTRUMENT # 2015009067  
 SCEARNEL



### GENERAL WARRANTY DEED

Excise Tax \$150.00

Tax I.D. No. 156131

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Instrument Prepared By: William H. Collier, WITHOUT TITLE EXAMINATION  
 Return to: Grantee

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THIS DEED is made this 31<sup>st</sup> day of March, 2015, by and between:

GRANTOR: Satpal Rathie and wife, Sudha Rathie

Address: 113 Yorkhill Drive  
Cary, NC 27513

\_\_\_\_\_ If initialed, the property includes the primary residence of at least one of the Grantors.(NC GS § 105-317.2)

GRANTEE: Sf Vasile Romanian Orthodox Church, a North Carolina non-profit corporation

Address: 5636 Jomali Drive  
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 lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A, LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instruments recorded in the Durham County Registry in Book 4629, Page 691.

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 said real 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 exceptions hereinafter stated.

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

- 1. Restrictions, easements and rights of way of record and utility lines and rights of way in existence over, under, or upon the above-described property.
- 2. 2015 ad valorem taxes.

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

*Satpal Rathie* (SEAL)  
 Satpal Rathie

*Sudha Rathie* (SEAL)  
 Sudha Rathie

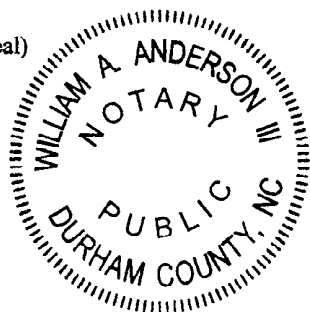
North Carolina, Durham County

I, William A. Anderson III, a Notary Public of the County and State aforesaid, do hereby certify that the following person personally appeared before me this day, and acknowledged to me that (s)he signed the foregoing document for the purposes stated therein:

**Satpal Rathie and Sudha Rathie**

Witness my hand and official stamp or seal, this 31<sup>st</sup> day of March, 2015.

(Official Seal)



*W.A.A.*  
 Notary Public  
 My Commission Expires: 2/2/19

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT AN EXISTING 3/4" IRON PIPE FOUND IN THE SOUTHERN RIGHT-OF-WAY OF YORKTOWN AVENUE; SAID POINT BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA GRID COORDINATES (NAD 83/2011 2010.00 EPOCH) OF N=795,545.88 FEET AND E=2,031,359.75 FEET (U.S. SURVEY FEET); THENCE FROM THE POINT OF BEGINNING ALONG THE SOUTHERN RIGHT-OF-WAY OF YORKTOWN AVENUE NORTH 52° 32' 42" EAST, A DISTANCE OF 70.45 FEET TO A 3/4" IRON PIPE FOUND; THENCE LEAVING THE RIGHT-OF-WAY LINE OF YORKTOWN AVENUE SOUTH 42° 29' 46" EAST, A DISTANCE OF 213.33 FEET TO A PK NAIL FOUND; THENCE SOUTH 47° 29' 30" WEST, A DISTANCE OF 210.57 FEET TO A 3/4" IRON PIPE FOUND; THENCE NORTH 37° 11' 44" WEST, A DISTANCE OF 164.17 FEET TO A 3/4" IRON PIPE FOUND; THENCE NORTH 29° 34' 46" WEST 58.29 FEET TO A 3/4" IRON PIPE FOUND IN THE SOUTHERN RIGHT-OF-WAY OF YORKTOWN AVENUE; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF YORKTOWN AVENUE ALONG A CIRCULAR CURVE TO THE RIGHT A DISTANCE OF 112.21 FEET, HAVING A RADIUS OF 2054.07 FEET, HAVING A CHORD BEARING OF NORTH 47° 52' 13" EAST, AND A CHORD DISTANCE OF 112.20 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.002 ACRES (43,656.4 FT<sup>2</sup>).