

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Aug 22 04:38 PM NC Rev Stamp: \$ 900.00
Book: 8004 Page: 247 Fee: \$ 26.00
Instrument Number: 2016028672
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 900.00
Tax Parcel ID No. 123120 _____ Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to Grantee: 3211 Old Chapel Hill Road, Durham, NC 27707

This instrument was prepared by Darin P. Meece, Attorney, **without benefit of title examination** _____

Brief description for the Index: PROP-CHANCERY

The deed made the latest day set forth in the notary acknowledgment below, by and between

GRANTOR: FG PROPERTIES, LLC, A North Carolina Limited Liability Company
whose mailing address is 116 N Wake Street, Hillsborough, NC 27278

GRANTEE: JINCOE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
whose mailing address is 3211 Old Chapel Hill Road, Durham, NC 27707

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

BEING all of Lot 3 of the Property of the Chancery Group, as per plat and survey thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 77 at Page 45, to which reference is hereby made for a more particular description.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2210, Page 481-482, and being reflected on plat(s) recorded in Map/Plat Book 77, page/slide 45.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title

submitted electronically by "Brady Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

FG PROPERTIES, LLC

By: Leigh Cherry
LEIGH CHERRY, Managing Member

State of North Carolina
County of Person

I, the undersigned Notary Public of the County and State aforesaid, certify that LEIGH CHERRY personally came before me this day and acknowledged that he is the Managing Member of FG PROPERTIES, LLC and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17th day of August, 2016.

My Commission Expires: March 4, 2018 Joseph J. Jewel Notary Public

(Official/Notarial Seal)

