

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 AUG 03 09:02:42 AM
BK: 7758 PG: 778-780
DEED
FEE: \$26.00
EXCISE TAX: \$1 050.00
INSTRUMENT # 2015025455
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,050.00

Parcel Identifier No.: 123131 Verified by _____ County on the _____ day of _____, 2014
By: _____

Mail to: Grantee,

This instrument was prepared by: Bryson M. Aldridge, Attorney (Prepared Without Benefit of Title Examination)

Brief description for the Index: Greater portion Lot 2, Prop. Of Chancery Group, PB 77-45

THIS DEED made this 24th day of July, 2015, by and between

GRANTOR	GRANTEE
<p>BRUCE MICHELSEN (aka Bruce Michelson) (Unmarried) Mailing Address: P.O. Box 51203 Durham, NC 27717</p>	<p>OCHR LLC Mailing Address: <u>3215 OLD CHAPEL HILL RD</u> <u>DURHAM NC 27707</u> Property Address: 3215 Old Chapel Hill Road Durham, NC 27707</p>

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

BEING all of that tract or parcel of land described on Exhibit A attached hereto.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTORS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1384, Page 575.

A map showing the above-described property is recorded in Plat Book 77, Page 45.

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:

Restrictive Covenants and easements of record.

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

Bruce Michelsen (SEAL)
Bruce Michelsen

STATE OF NORTH CAROLINA - COUNTY OF Durham

I, Valencia Abo, a Notary Public of the aforesaid County and State, do hereby certify that Bruce Michelsen, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 24 day of July, 2015.

My Commission Expires: March 12, 2017

Valencia Abo
Notary Public

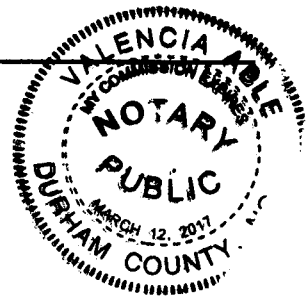


EXHIBIT A

BEGINNING at an iron stake set in the new eastern right-of-way of Chapel Hill Road, South 23° 12' 40" West 100 feet from a concrete monument set, as per plat and survey hereinafter referred to; thence South 66° 45' 43" East 374.06 feet to an iron stake set in the new western right-of-way of Swansea Street; thence South 23° 24' 14" West 150 feet to an iron stake set; thence North 66° 45' 43" West 373.56 feet to an iron stake set in the new eastern right-of-way of Chapel Hill Road; thence North 23° 12' 40" East 150 feet to an iron stake, the point and place of BEGINNING, and being the greater portion of Lot No.2 of the PROPERTY OF CHANCERY GROUP, as per plat and survey on file in Plat Book 77, Page 45, Durham County Registry, to which reference is hereby made for a more particular description.