

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Oct 04 12:42 PM NC Rev Stamp: \$ 2850.00
 Book: 8036 Page: 469 Fee: \$ 26.00
 Instrument Number: 2016034445
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2850.00

Parcel Identifier No. 105022 Verified by _____ County on the ____ day of _____, 2016
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 326 W. Geer Street

THIS DEED made this 4th day of October, 2016, by and between

GRANTOR	GRANTEE
<p>Timothy Savage Werrell, unmarried</p> <p>ADDRESS: 1006 W. Markham Avenue Durham, NC 27701</p>	<p>Southern Repair Service, Incorporated, a North Carolina corporation</p> <p>ADDRESS: 2814 Chapel Hill Road Durham, NC 27707</p>

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

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4573, Page 705, Durham County Registry.

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

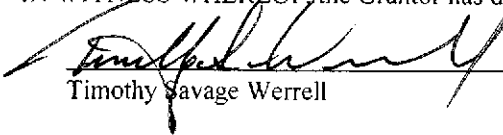
A map showing the above described property is recorded in Plat Book 17, Page 86, Durham County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. 2017 and subsequent years ad valorem taxes;
2. Zoning ordinances affecting the property;
3. Matters shown on plat recorded in Plat Book 17, Page 86, Durham County Registry; and
4. Matters that would be shown by a current and accurate survey.


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

 (SEAL)
 Timothy Savage Werrell

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that Timothy Savage Werrell 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 4 day of October, 2016.

My Commission Expires: 2/2/2019
(Affix Seal)


William A. Anderson, III Notary Public
 Notary's Printed or Typed Name

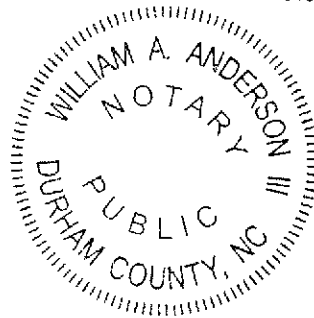


Exhibit A

BEGINNING at an existing iron pin located in the north right-of-way of West Geer Street, the southeast corner of the property of James Hutchins as shown on the survey hereinafter referred to, thence North $02^{\circ}05'50''$ East 110.38 feet to an existing iron pin located in the property of the City of Durham; thence South $87^{\circ}52'10''$ East 120.05 feet to a nail; thence South $02^{\circ}07'20''$ West, 110.45 feet to a new iron pin set in the north right-of-way of West Geer Street, the southwest corner of the property of James Hanna; thence North $87^{\circ}50'00''$ West, 120.00 feet to an existing iron pin, the point and place of BEGINNING, containing 0.304 acres, more or less, as per survey by John C. Atkins, Professional land Surveyor, dated October 6, 2004.

Address: 326 W. Geer Street, Durham, NC 27701

PID #: 105022