

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Nov 08 04:14 PM NC Rev Stamp: \$ 890.00  
Book: 8543 Page: 427 Fee: \$ 26.00  
Instrument Number: 2018039152  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$890.00

Parcel Identifier No. 126640 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without the benefit of a title examination)

Brief description for the Index: J.K. Chambly Farm, Sec. 1, Blk. B, Lt. 7 – Plat Book 12, Page 62

THIS DEED made this 2<sup>nd</sup> day of November, 2018 by and between

GRANTOR	GRANTEE
Leslie A. Howard and wife, Carol Howard	BigDrop, LLC, a North Carolina limited liability company
ADDRESS: P.O. Box 164 Rougemont, NC 27572	ADDRESS: 323 East Trinity Avenue Durham, NC 27701

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 Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 438, Page 295 and Book 440, Page 161, 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 12, Page 62, Durham County Registry.

**Carol Howard joins this deed for the purpose of relinquishing any and all marital interest she has in the property.**

KC: 378990 submitted electronically by "Kennon Craver, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

- 1. 2019 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Leslie A. Howard (SEAL)  
 Leslie A. Howard

Carol Howard (SEAL)  
 Carol Howard

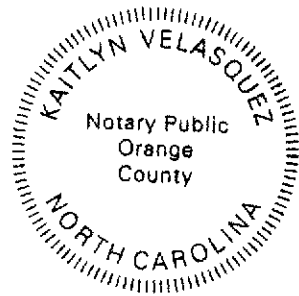
State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Leslie A. Howard and Carol Howard.

Witness my hand and Notarial stamp or seal this 2 day of November, 2018.

My Commission Expires: 12-6-21

(Affix Seal)



Kaitlyn Velasquez  
Kaitlyn Velasquez Notary Public  
 Notary's Printed or Typed Name

**EXHIBIT A**  
**Legal Description**

BEING all of 8A and 8C as shown on that plat entitled "Property of Leslie A. Howard" dated August 25, 1978 by Jerry L. Hunt, Land Surveyor, L1225, recorded at Plat Book 94, Page 165, Durham County Registry, and said lots are together one lot.

TOGETHER WITH all rights, privileges and easements appurtenant to the tracts described above arising under that certain Deed of Easement recorded in Book 440, Page 162, Durham County Registry and under that certain Agreement and Deed of Easement recorded in Book 1000, Page 924, Durham County Registry.