

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jan 31 10:48 AM NC Rev Stamp: \$ 620.00
Book: 8587 Page: 1 Fee: \$ 26.00
Instrument Number: 2019002915
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 620.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Margaret S. Davis, Alexander, Miller, & Schupp, L.L.P., 1526 East Franklin Street, Ste. 202, Chapel Hill, NC 27514

This instrument was prepared by: Alexander, Miller, & Schupp, L.L.P., 1526 East Franklin Street, Ste. 202, Chapel Hill, NC 27514

Brief description for the Index: _____

THIS DEED made this 30th day of January, 2019, by and between

GRANTOR
COMBS HOLDINGS, LLC
2215 Umstead Road
Durham, NC 27712

GRANTEE
INDEPENDENT ANIMAL RESCUE, INC.
a North Carolina not for profit corporation

Property Address:
3321 Guess Road
Durham, NC 27701

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, parcel of land or condominium unit situated in the City of Durham, _____ Township, 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 8076 page 700.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 12 page 61.

**submitted electronically by "Alexander, Miller, Schupp & Davis, L.L.P."
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:

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

Combs Holdings, LLC

(Entity Name)

By: *Kenneth Combs*

Kenneth Combs, Member Manager

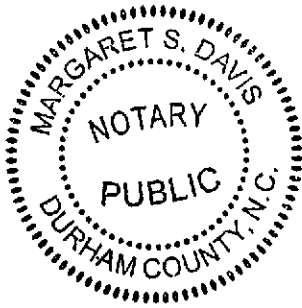
day of

State of North Carolina - County of Orange

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that Kenneth Combs, as Member Manager of Combs Holdings, LLC, 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 the 30th day of January, 2019

My Commission Expires:
(Affix Seal)

11/17/2021



Margaret S. Davis
Margaret S. Davis, Notary Public

Exhibit A

3321 Guess Road, Durham

BEGINNING A STAKE IN THE WEST SIDE OF GUESS ROAD 650 FEET IN A SOUTHERLY DIRECTION FROM THE SOUTHWEST CORNER OF THE INTERSECTION OF GUESS ROAD AND CAMMIE STREET, AT THE SOUTHEAST CORNER OF LOT 43 IN BLOCK G, AS SHOWN ON THE PLAT HEREINAFTER REFERRED TO, AND RUNNING THENCE ALONG AND WITH THE WEST SIDE OF GUESS ROAD IN A SOUTHERLY DIRECTION 50.02 FEET TO A STAKE; THENCE NORTH 86 DEGS WEST 251 FEET TO A STAKE; THENCE NORTH 4' EAST 50 FEET TO A STAKE; THENCE SOUTH 86' EAST 250.2 FEET TO A STAKE, THE PLACE OF BEGINNING AND BEING LOT 42 (A & B) IN BLOCK G, SECTION 2 OF THE MRS. J.K. CHAMBLEY FARM, AS PER PLAT AND SURVEY THEREOF ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 12 AT PAGE 61, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAVE, RESERVE AND EXCEPTING THE FOLLOWING TWO (2) PARCELS OF LAND HEREINAFTER DESCRIBED:

PARCEL 1:

BEGINNING AT A POINT ON THE LINE BETWEEN LOTS 41 AND 42 IN BLOCK G OF THE MRS. J.K. CHAMBLEY FARM, BOOK 12, PAGE 61 OF THE DURHAM COUNTY REGISTRY, SAID POINT BEING LOCATED NORTH 86DEGS 00' WEST 95 FEET FROM THE WEST LINE OF GUESS ROAD, AND RUNNING THENCE NORTH 04DEGS 00' EAST 4.0 FEET TO A POINT; THENCE NORTH 86DEGS 00' WEST 112.0 FEET TO A POINT; THENCE SOUTH 04DEGS 00' WEST 4.0 FEET TO A POINT; THENCE SOUTH 86DEGS 00' EAST 112.0 FEET TO THE POINT AND PLACE OF BEGINNING AND BEING A NARROW STRIP OF LAND LYING ON THE SOUTH LINE OF LOT 42, BLOCK G OF THE MRS. J.K. CHAMBLEY FARM AS PER PLAT AND SURVEY THEREOF ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 12, PAGE 61, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

AND

PARCEL 2:

BEGINNING AT THE SOUTHEASTERN PROPERTY CORNER OF THE UNDERSIGNED, SAID PROPERTY CORNER ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF R. ODOM, NOW OR FORMERLY; THENCE, A WESTERLY DIRECTION ALONG AND WITH A COMMON DIVISION PROPERTY LINE BETWEEN R. ODOM AND THE UNDERSIGNED TO A POINT LOCATED 49.21 FEET WESTERLY OF AND NORMAL TO SURVEY LINE L; THENCE, A NORTHERLY DIRECTION IN A STRAIGHT LINE TO THE POINT OF INTERSECTION WITH A COMMON DIVISION PROPERTY LINE BETWEEN B.V. DANIELS, NOW OR FORMERLY, AND THE UNDERSIGNED, SAID PROPERTY LINE BEING THE NORTHERN PROPERTY LINE OF THE UNDERSIGNED, SAID POINT BEING LOCATED 49.21 FEET WESTERLY OF AND NORMAL TO SURVEY LINE L, THENCE, AN EASTERLY DIRECTION ALONG AND WITH SAID NORTHERN PROPERTY LINE OF THE UNDERSIGNED TO A

COMMON PROPERTY CORNER BETWEEN B.V.DANIELS, NOW OR FORMERLY, AND THE UNDERSIGNED, SAID PR OPERTY CORNER BEING A NORTHEASTERN PROPERTY COMER OF THE UNDERSIGNED; THENCE, A SOUTHERLY DIRECTION ALONG AND WITH THE EASTERN PROPERTY LINE OF THE UNDERSIGNED TO THE POINT OF BEGINNING.

THIS PROPERTY IS EXPRESSLY MADE SUBJECT TO THOSE EASEMENTS GRANTED TO THE DEPARTMENT OF TRANSPORTATION, AS PER DEED ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN BOOK 2698, PAGE 19, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.