

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 NOV 10 12:46:57  
BK:7821 PG:614-616  
DEED  
FEE: \$26.00  
EXCISE TAX: \$900.00  
INSTRUMENT # 2015037619  
APRILJ



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

Parcel Identifier No. 0833-17-11-9343 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: TTM Properties, LLC, 2334 Guess Road, Durham, NC 27705

This instrument was prepared by: Homa J. Freeman, Jr.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 10<sup>th</sup> day of November, 2015, by and between

GRANTOR	GRANTEE
James C. Thompson and Joan M. Thompson A Married Couple 5018 Pine Trail Durham, NC 27712	TTM Properties, LLC 2334 Guess Road Durham, NC 27705

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, 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 1694 page 567.

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 74 page 70.

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.

\_\_\_\_\_  
(Entity Name)

*James C. Thompson* (SEAL)  
Print/Type Name: James C. Thompson

By: \_\_\_\_\_

*Joan M. Thompson* (SEAL)  
Print/Type Name: Joan M. Thompson

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

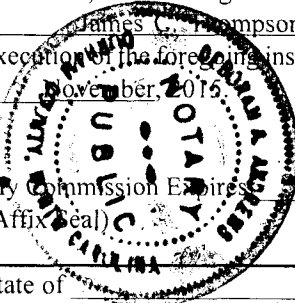
Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

State of NC - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that James C. Thompson and wife, Joan M. Thompson, 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 10 day of November, 2015.

My Commission Expires: 6-8-17  
(Affix Seal)



*Deborah A. Andrews*  
DEBORAH A. ANDREWS Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

## EXHIBIT "A"

BEGINNING at a nail set at the intersection of the western right-of-way of North Roxboro Street with the eastern right-of-way of Acker Avenue; running thence along and with the eastern right-of-way of Acker Avenue S 42 degrees 25' 0" W 150 feet to a nail; then in a general southeasterly direction by the arc of a curve having a radius of 472.34 feet a distance of 60.02 feet to an iron pipe; thence N 62 degrees 40' 0" E 142.97 feet to a nail set in the western right-of-way of North Roxboro Street; thence along and with the western right-of-way of North Roxboro Street in a general northwesterly direction by the arc of a curve having a radius of 954.93 feet a distance of 112 feet to a nail set at the intersection of the western right-of-way of North Roxboro Street with the eastern right-of-way of Acker Avenue, the point and place of beginning, containing 0.285 acres and being the Property of TTM Properties, LLC as shown on survey by Triangle Surveyors dated October 27, 2015. Also being the Property of Inez D. Elliott as shown on plat recorded in Plat Book 74 at Page 70 of the Durham County Registry. See also Plat Book 18A at Page 25 of the Durham County Registry.