

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Mar 21 10:23 AM NC Rev Stamp: \$ 2120.00
Book: 8386 Page: 911 Fee: \$ 26.00
Instrument Number: 2018009188
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 2120

Recording Time, Book and Page:

Parcel Identifier No.: 123949

Tax Lot No.:

Mail after recording to: Grantee:

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707

THIS DEED made the 12th day of March, 2018 by and between

GRANTOR

Zland Company, LLC, a North Carolina limited liability company

Mailing Address: 5011 Southpark Drive, Suite 200, Durham, North Carolina 27713

GRANTEE

Mary Susan Back

Mailing Address: 6729 Falconbridge Road, Chapel Hill, North Carolina 27517

Property Address: 3416 Dixon Road, Durham, North Carolina 27707

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:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8126, Page 912.

A map showing the above-described property is recorded in Plat Book 85, Page 53, and referenced within this instrument.

The above described property does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

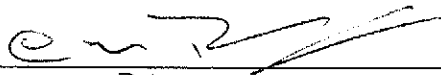
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Subject to any other liens, encumbrances, restrictive covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), this day and year first above written.

Zland Company, LLC

By:  (SEAL)
Charles W. Ripley, Jr., Manager

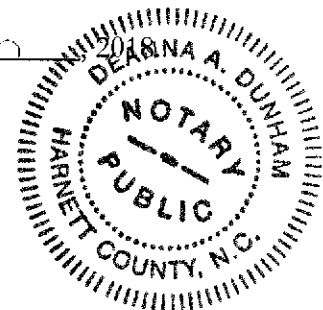
STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, Deanna A. Dunham, a Notary Public of the County and State aforesaid, certify that Charles W. Ripley, Jr. personally came before me this day and acknowledged that he is Manager of **Zland Company, LLC**, a North Carolina limited liability company, and on behalf of the company, duly executed the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 12th day of March

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2021



Legal Description Exhibit A

BEGINNING at a stake in the north boundary line of Tarik Drive, the said point of beginning being approximately 190.62 feet east of the east side of Mossdale Avenue; thence North 45 degrees 16' 11" East 155.23 feet to a stake; thence North 17 degrees 40' 00" East 138.97 feet to a stake; thence North 06 degrees 21' 00" East 300 feet to a stake in the common southern boundary line of Lots #3 and #16 of Block B as shown in Plat Book 85, Page 53; thence South 61 degrees 02' 01" East 372.82 feet to a stake in the West side of Dixon Road; thence along the west boundary line of Dixon Road in a southwesterly manner as it curves for a distance of 46.49 feet to a stake; thence continuing along the west side of the said Dixon Road South 26 degrees 04' 15" West 159.53 feet to a stake; thence continuing along the west side of the said Dixon Road as it curves in a southwesterly direction for a distance of 316.08 feet to a stake; thence South 45 degrees 16' 11" West 81.25 feet to a stake; thence along the northern boundary line of Tarik Drive as it curves in a northwesterly direction for a distance of 32.25 feet to a stake; thence North 42 degrees 20' 03" West 76.73 feet to a stake; thence continuing along the said Tarik Drive as it curves in a northwesterly direction for a distance of 103.55 feet to a stake, the point of BEGINNING.

The above-described conveyance contains all of Lot 8 at Block B as per Plat Book 85, at Page 53, Durham County Registry. The above-described conveyance also contains that previously undeveloped property shown in Plat Book 85, at Page 53, which said previously undeveloped property is bordered on the West by Lots Numbers 4, 5, 6 and 7 of Block B, and bordered on the north by Lots 14, 15 and 16, and bordered on the east by Dixon Road, and further bordered on the south by Lot 8; and being all of that properly conveyed to Marcellous Green in Deed Book 928, Page 722, Durham County Registry.

See also the plat recorded in Book 197, Page 29. See also the Property of Marcellous Green, as shown on that plat recorded in Book 105, Page 26.

Parcel 123949, PIN 0810-16-73-6380
Triangle Township, Durham County, North Carolina
Commonly known as 3416 Dixon Rd, Durham, NC 27707