

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 NOV 25 01:25:59 PM
 BK: 7831 PG: 212-215
 DEED
 FEE: \$26.00
 EXCISE TAX: \$1,576.00
 INSTRUMENT # 2015039497
 SCEARNEL



Excise Tax: \$1,576.00

Parcel ID 169174 PIN 0844-03-21-2177

Mail after recording to: Grantee
 This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
 Brief description for the Index: 4.107 acres, Oak Grove Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made as of the 24th day of November, 2015, by and between

GRANTOR

H. Allen Tadych and Mary C. Tadych,
 Trustees under the H. Allen Tadych Living
 Trust dated September 23, 1999, and any
 amendments thereto, a one-half (1/2)
 undivided interest
 and
 Mary C. Tadych and H. Allen Tadych,
 Trustees under the Mary C. Tadych Living
 Trust dated September 23, 1999, and any
 amendments thereto, a one-half (1/2)
 undivided interest

2201 Hollowgate Road
 Raleigh, North Carolina 27614

GRANTEE

JJC HOLDINGS LLC,
 a North Carolina limited liability company

3424 Industrial Drive
 Durham, North Carolina 27704

The property conveyed by this instrument does not include the primary residence of Grantor.

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 Oak Grove Township, Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5472, page 523, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with the Grantee, that with respect to the Property; it 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 it will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereafter stated.

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

1. Ad valorem taxes for the year 2015 and subsequent years.
2. Enforceable easements, restrictions, and rights of way of record affecting title to the property conveyed herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

H. ALLEN TADYCH LIVING TRUST dated
September 23, 1999

By: H. Allen Tadych, Trustee
H. Allen Tadych, Trustee

By: Mary C. Tadych, Trustee
Mary C. Tadych, Trustee

MARY C. TADYCH LIVING TRUST dated
September 23, 1999

By: Mary C. Tadych, Trustee
Mary C. Tadych, Trustee

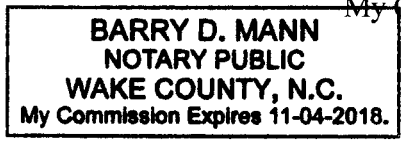
By: H. Allen Tadych, Trustee
H. Allen Tadych, Trustee

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following persons personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: H. Allen Tadych, Trustee and Mary C. Tadych, Trustee.

Date: November 24, 2015

Notary Public: *Barry D. Mann*
Printed Name: Barry D. Mann
My Commission Expires 11/04/2018



STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following persons personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary C. Tadych, Trustee and H. Allen Tadych, Trustee.

Date: November 24, 2015

Notary Public: *Barry D. Mann*
Printed Name: Barry D. Mann
My Commission Expires 11/04/2018



EXHIBIT A

BEGINNING at an iron stake found located on the eastern boundary of Industrial Drive, easement for Industrial Drive being granted by instrument appearing of record in Deed Book 365, at page 569, et seq., Durham County Registry, said point and place of beginning being the northwestern corner of that certain property of Durham County as described in particular in deed appearing of record in Deed Book 421, at page 431, Durham County Registry, and running from said point and place of beginning along the eastern boundary of Industrial Drive along an arc, the radius of which is 2,063.74 feet, a linear distance of 387.54 feet to an iron stake set, thence continuing along and with the eastern boundary of Industrial Drive North 12° 00' West 82.46 feet to an iron stake set; thence leaving Industrial Drive and running North 64° 07' 40" East 400.00 feet to an iron stake set; running thence South 15° 17' 41" East 430.00 feet to an iron stake set; said iron stake being located on the boundary of the property of Durham County as such property is referred to hereinabove; thence South 58° 22' 34" West 400.0 feet to an iron stake found on the eastern boundary of Industrial Drive, said iron stake found being the point and place of BEGINNING and being all of that certain tract or parcel of land containing 4.107 acres, as portrayed on plat of survey entitled "Property of Kavanau Real Estate Trust" as surveyed by James R. Hudson, Registered Land Surveyor, Number L-1422, dated May 10, 1978.