


FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2017 JAN 06 01:43:35 PM  
 BK:8103 PG:199-202  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$330.00  
 INSTRUMENT # 2017000549  
 SMMARSH



2017000549

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: \$330.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 121869

Mail after recording to: Grantee, *P.O. Box 51819, Durham, NC 27717*  
 This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 5<sup>th</sup> day of January, 2017 by and between

**GRANTOR**

**PAUL N. PALOMBO and wife, HEATHER Q. PALOMBO**

Grantor's Address:

**GRANTEE**

**ABSOLUTE INVESTMENT PROPERTIES LLP,**  
*a N.C. limited liability partnership*

Property Address: 3516 University Drive, Durham, NC 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 and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference for the legal description.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2191, Page 743-745, Durham County Registry.

A map showing the above described property is recorded in Plat Book 97, Page 23, and in Plat Book 99, Page 63, as referenced within this instrument.

The above described property  does  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 Grantee in fee simple.

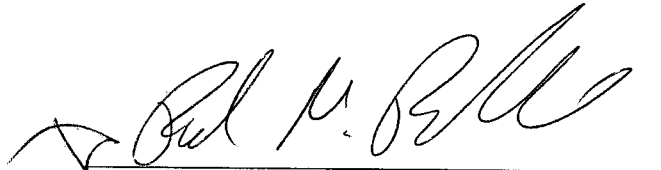
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

Easements and restrictions of record

Ad Valorem taxes not yet due and payable

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

  
Paul N. Palombo

STATE OF NC  
COUNTY OF Durham

I certify that **Paul N. Palombo, married** personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

Witness my hand and official stamp or seal, this the 5th day of January, 2017.

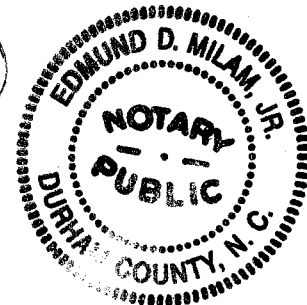
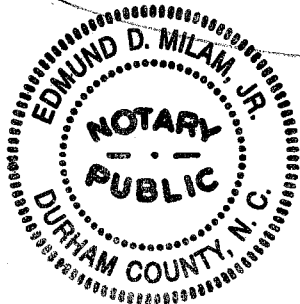
My Commission Expires: 8-4-19

  
Notary Public

Print Notary Name: Edmund D. Milam, Jr.

Seal

See Additional Signature/Notary Page



Heather Palombo  
Heather Q. Palombo

STATE OF N.C.  
COUNTY OF Wake

7 7

I certify that **Heather Q. Palombo, married** personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

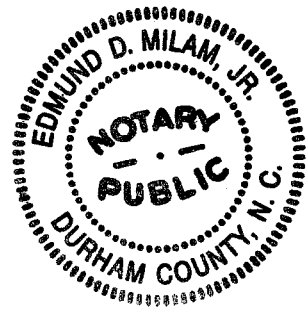
Witness my hand and official stamp or seal, this the 5<sup>th</sup> day of January, 2017.

My Commission Expires: 8/8/19

Edmund D. Milam  
Notary Public

Print Notary Name: Edmund D. Milam

Seal



**EXHIBIT "A"**

**BEGINNING** at a stake in the northeast corner of property designated McDonald which is near to and north of the University Drive right of way; to reach the point of beginning, begin at a point of intersection of the west side of Highway 751 and the north side of University Drive from that point run along the north side of University Drive North  $85^{\circ} 10' 17''$  West 869.16 feet, more or less, to an iron pipe; continue with the north side of University Drive as it curves to the left along a curve having a radius of 1,967.31 feet, an arc distance of 104.73 feet to a stake which is the point on the north side of University Drive where the southwest corner of Lot 2 as shown in Plat book 97, at Page 23 is also the southeast corner of the lot designated McDonald on the map later referred to; from that point run with the east line of the lot designated McDonald North  $5^{\circ} 46' 41''$  East 150.08 feet to the stake where this description begins. From the point of beginning run with the north line of the McDonald lot North  $87^{\circ} 13' 58''$  West 100.14 feet to an iron pipe; from that point run with an east line of Shannon Road Associates as shown in Plat Book 64, Page 19 North  $5^{\circ} 46' 41''$  East 154.46 feet to an existing iron pipe designated control corner; from that point run with the south boundary of Eve Powell as shown in Plat Book 64, at Page 19 South  $84^{\circ} 36' 50''$  East 100.00 feet to an iron pipe; from that point run with the west line of Lot 2 as shown in Plat Book 97, at Page 23 South  $5^{\circ} 46' 41''$  West 149.88 feet to the iron pipe where this description began, and being designated "Property of Paul N. Palombo" as shown on survey prepared by William Jerry Autry, R.L.S., and dated April 10, 1996, to which survey reference is hereby made.

Also conveyed with this property is an easement for motor vehicle and pedestrian ingress, egress and regress 10 feet in width running from the southeast boundary of the Palombo tract described above along the eastern boundary line of the McDonald lot 150.08 feet, more or less, to University Drive.

In addition to rights of ingress, egress and regress this easement may be used for installation of utilities, including water and sewer, to service the Palombo property.

The Palombo Tract described above as well as the McDonald lot which is burdened by the 10 foot wide easement are shown as Lot 1 of the T. W. Pickett heirs on a map recorded in Plat Book 97, at Page 23, Durham County Registry. The map that shows the property of C. Maurice McDonald, Jr. and Fred Sorrell by George C. Love, Jr., dated April 18, 1981 is recorded in Plat book 99, at Page 63, Durham County Registry to which reference is hereby made.