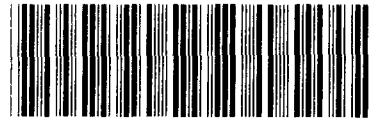


FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 MAY 07 02:42:32 PM  
BK:7696 PG:648-650  
DEED  
FEE:\$26.00  
EXCISE TAX: \$400.00  
INSTRUMENT # 2015013642  
SCEARNEL



2015013642

=====

PREPARED BY:  
William J. Riley, Atty at Law, Durham, NC

RETURN TO:  
grantee at , c/o Jill E. Burton & Associates, PLLC, 100 E. Parrish St., Suite 100, Durham, NC 27701

=====

EXCISE TAX: \$400.00; this has NOT been the principal residence of the grantor.  
PARCEL REF: 173991  
PIN #: 0813-03-23-7801  
BRIEF DESCR: N por of "COLE", HILLANDALE SCHOOL LOT, PB 3-B at 159

=====

STATE OF NORTH CAROLINA  
COUNTY OF Durham

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED, made and entered into on this 6th day of May, 2015,  
by and between

**ROSE MILL PROPERTIES, LLC**  
5918 Craig Road  
Durham, NC 27712  
hereinafter referred to as "**Grantor**"; and,

**JILL E. BURTON,**  
hereinafter referred to as "**Grantee**"  
c/o Jill E. Burton & Associates, PLLC, 100 E. Parrish St., Suite 100  
Durham, NC 27701.

**NOTE: 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 the context requires.**

WITNESSETH that the Grantor, for valuable consideration paid by the Grantee, including \$10 & other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, his heirs, successors and/or assigns ALL of the grantor's INTEREST in and to a certain lot or parcel of land IN FEE SIMPLE , said parcel being situated in the Township of City-Inside, County of Durham, State of North Carolina, and more particularly described as follows:

SEE EXHIBIT "A"  
LEGAL DESCRIPTION FOR  
3543 Rose of Sharon Road  
Durham, NC 277012  
ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in **DB 2767 at 65**; A map showing the above described property is recorded in **PB 3-B at 159**.

TO HAVE AND TO HOLD ALL of the grantor's INTEREST in and to the aforesaid lot or parcel of land IN FEE SIMPLE, and all privileges and appurtenances thereto belonging unto the Grantee, his heirs, successors and/or assigns.

And the Grantor covenants with the Grantee that the 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 the 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 hereinbefore described is subject to the following exceptions: those of record.

IN WITNESS WHEREOF, the Grantor, a LIMITED LIABILITY COMPANY, has caused this instrument to be executed in the company name by its duly authorized manger, and has adoped as its seal the word "SEAL" appearing at or beside its name and his signature, this sealed instrument being executed and delivered on the date first above written.

**ROSE MILL PROPERTIES, LLC (SEAL)**

by *Robert A. Rosati* (SEAL)  
Name: **Robert A. Rosati**,  
Title: **Manager**

STATE OF NORTH CAROLINA  
COUNTY OF Durham

ACKNOWLEDGMENT & JURAT

I, Maria Ann Sconzo, a Notary Public for the State of North Carolina and County of Alamance do hereby certify that **Robert A. Rosati** personally appeared before me this day and acknowledged that s/he is **Manager** of **ROSE MILL PROPERTIES, LLC**, and further acknowledged the due execution of this instrument on behalf of the said Limited Liability Company. Having been placed under oath, the said **Robert A. Rosati, Manager** affirmed that s/he is the only manager of the LLC, and that s/he was acting with the knowledge and consent of every member of the LLC. Witness my hand and official seal on this 6th day of May, 2015.

*Maria Ann Sconzo*  
Signature of Notary Public **Maria Ann Sconzo**  
My commission expires: 6/2/2018

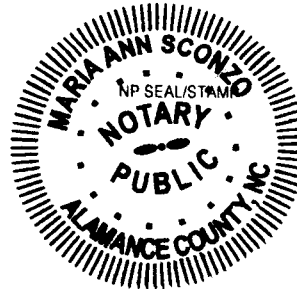


Exhibit "A"

Legal Description for  
3543 Rose of Sharon Road  
Durham, NC 27712

1.154 acres, more or less,  
lying on the southeast side of Rose of Sharon Road  
at its intersection with the northeast side of Cole Mill Road,  
and BEING *ALL of Lot 3*,  
on that plat of survey for  
*ROSE MILL PROPERTIES, LLC*,  
recorded in *Plat Book* 194 at Page 261,  
*Durham County Register of Deeds*,  
to which reference is hereby made  
for a more particular description of same.

INCLUDING an easement for a 20ft Sewer Easement,  
shown on the same recorded plat of survey.

Parcel Ref #: 173991  
PIN: 0813-03-23-7801