

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jun 01 12:38:39 PM
BK:8436 PG:915-917
DEED
FEE: \$26.00
INSTRUMENT # 2018018695
EXCISE TAX: \$2,000.00
DPRUETTE



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$2,000.00**

Recording Time, Book and Page:

Tax Map No. **121549**

Parcel Identifier No:

Mail after recording to: ~~GRANTEE:~~

Attn: KMO
BT&M, PA

This instrument was prepared by: **H. Eugene Tatum III**

P. O. Drawer 25008
Winston-Salem, NC 27114-5008

THIS DEED made this 19th day of April, 2018 by and between

GRANTOR

ELIZABETH POLHEMUS-VEZZANI; TRUSTEE OF THE POLHEMUS-VEZZANI FAMILY TRUST DATED 7/29/96

Mailing Address: 937 LUNDY LANE LOS ALTOS CA 94024

GRANTEE

**TRG CAPITAL, L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY
Property Address: 3602 DURHAM CHAPEL HILL BLVD., DURHAM, NC 27707**

Mailing Address: 304 E. WASHINGTON ST. MEBANE NC 27302

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:

BEING ALL OF LOT 2 AS SHOWN ON SURVEY ENTITLED "LANDSCAPE EASEMENT AND ACCESS EASEMENT FINAL PLAT FOR INSITE DURHAM II, L.L.C. AND ABA #10, LLC" RECORDED IN PLAT BOOK 152 AT PAGE 277 OF THE DURHAM COUNTY REGISTRY.

TOGETHER WITH ANY AND ALL RIGHTS, PRIVILEGES AND EASEMENTS SET FORTH IN (A) THAT DECLARATION OF CROSS ACCESS EASEMENTS RECORDED IN BOOK 3226 AT PAGE 996 AND RE-RECORDED IN BOOK 3268 AT PAGE 731 OF THE DURHAM COUNTY REGISTRY; (B) THAT LANDSCAPING EASEMENT AGREEMENT RECORDED IN BOOK 3228 AT PAGE 151 OF THE DURHAM COUNTY REGISTRY; AND (C) THAT DECLARATION OF CROSS ACCESS EASEMENTS RECORDED IN BOOK 2877 AT PAGE 854 OF THE DURHAM COUNTY REGISTRY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5601, Page 805, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 152, Page 277, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

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.

Elizabeth Polhemus Vezzani Elizabeth Polhemus Vezzani (SEAL)
(Entity Name) ELIZABETH POLHEMUS-VEZZANI;
TRUSTEE OF THE POLHEMUS-VEZZANI
FAMILY TRUST DATED 7/29/96

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

_____ (SEAL)

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ELIZABETH POLHEMUS-VEZZANI; TRUSTEE OF THE POLHEMUS-VEZZANI FAMILY TRUST DATED 7/29/96. Witness my hand and official stamp or seal, this the _____ day of _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____ . Witness my hand and official stamp or seal, this the _____ day of _____ , _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin)

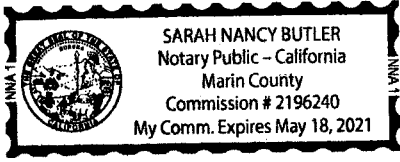
On 5/14/2018 before me, Sarah Nancy Butler
Date Here Insert Name and Title of the Officer

personally appeared Elizabeth Polhemus Vezzani
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sarah Nancy Butler
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document North Carolina
Title or Type of Document: General Warranty Deed
Document Date: 5/14/2018 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: Elizabeth Polhemus Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____