

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Oct 12 04:38 PM NC Rev Stamp: \$ 860.00
Book: 8288 Page: 84 Fee: \$ 26.00
Instrument Number: 2017036098
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$860.00

PIN: 163019, 163003 and 163008

Verified by Durham County on the ____ day of October, 2017

By: _____

Mail/Box to: Stephen T. Byrd, Manning, Fulton & Skinner, P.A., PO Box 20389, Raleigh, NC, 27619

This instrument was prepared by: Joseph B. Bass III, Manning Fulton & Skinner, P.A., P.O. Box 20389, Raleigh, NC 27619
(WITHOUT TITLE EXAMINATION)

Brief description for the Index: Lots 1, 2 and 3 Plat Book 177, page 19

THIS DEED made this 12th day of October, 2017, by and between

GRANTOR

GRANTEE

R.D. CONSTRUCTION INC.
a North Carolina corporation

106 South East Street
Raleigh, NC 27601

POPLAR GUY LLC
a North Carolina limited liability company

106 South East Street
Raleigh, NC 27601

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 those certain lots or parcels of land situated in the Township of Oak Grove, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

The property hereinabove described was acquired by Grantor by instruments recorded in Book 4754, page 315 and Book 4270, page 735, both of the Durham County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 177, page 19, Durham County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes for the year 2017 and subsequent years affecting the above-described property.
2. All easements, encumbrances and matters of record.
3. All matters that would be indicated on a survey of the above-described property

[SIGNATURE AND NOTARY PAGE FOLLOWS]

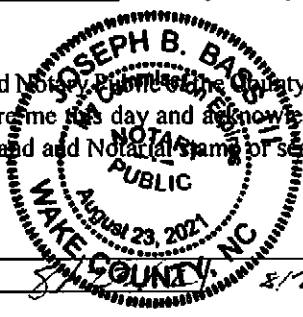
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

R.D. Construction Inc.
a North Caroline corporation

By: [Signature]
Name: Cliff Zinner
Title: President

State of North Carolina - County or City of Wake

I, the undersigned Notary Public, in the County or City of Wake and State aforesaid, certify that Cliff Zinner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notary Public Seal this 12th day of October, 2017.



My Commission Expires: 8/23/21

[Signature] Notary Public
Joseph B. Bosi III
Notary's Printed or Typed Name

(Affix Seal)

EXHIBIT A
Legal Description

TRACT 1

Durham County Parcel Ref No: 163019; PIN: 0840-03-42-5950

BEING all of Lot 1, containing approximately 1.48 acres, as shown on plat map titled "Recombination Plat of Lots 18, 19, 22, Keith & Cotton and Branham Properties", as recorded in Plat Book 177, Page 19, Durham County Register of Deeds.

TRACT 2

Durham County Parcel Ref No: 163003; PIN: 0840-04-42-8296.SPL

BEING all of Lot 2, containing approximately 33.27 acres, as shown on plat map titled "Recombination Plat of Lots 18, 19, 22, Keith & Cotton and Branham Properties", as recorded in Plat Book 177, Page 19, Durham County Register of Deeds.

TRACT 3

Durham County Parcel Ref No:163008; PIN: 0840-03-41-7822

BEING all of Lot 3, containing approximately 4.01 acres, as shown on plat map titled "Recombination Plat of Lots 18, 19, 22, Keith & Cotton and Branham Properties", as recorded in Plat Book 177, Page 19, Durham County Register of Deeds.