

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded

2014 Oct 21 04:22 PM NC Rev Stamp: \$ 0.00  
Book: 7588 Page: 529 Fee: \$ 26.00  
Instrument Number: 2014032377  
DEED

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Stamps: N/A

Real Estate ID #: 121539

This instrument was prepared by: Moore & Alphin, PLLC (14-COMM-0308JH)(jjh)

After recording, MAIL TO: Grantee

Brief description for the Index: 3742 & 3750 Durham Chapel Hill Blvd.

**The property does not include the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2)**

THIS DEED is made this 20 day of October, 2014, by and between

GRANTOR	GRANTEE
<p><b>BLUE GEM, INC.</b> a North Carolina corporation</p>	<p><b>JAI HO PROPERTIES, LLC</b> a North Carolina limited liability company</p>
<p>Grantor's Address: 1846 Banking St. Greensboro, NC 27408</p>	<p>Grantee's Address: 106 Few Circle Durham, NC 27705</p>

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 no consideration, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain right, title and interest in that certain lot or parcel of land situated inthe City of Durham, Triangle Township, Durham County, North Carolina, and being more particularly described as follows:

**See Exhibit A**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, all improvements thereon, and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the property herein conveyed.

IN WITNESS WHEREOF, each Grantor has hereunto set his hand and seal, as of the day and year first above written.

BLUE GEM, INC.

By: Alan W. Cone, President (SEAL)  
Signature

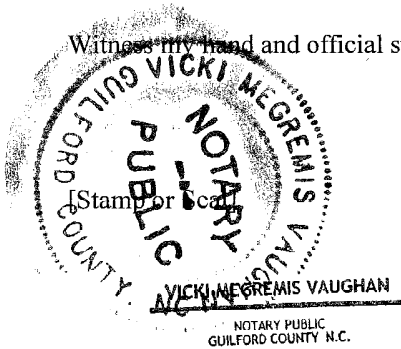
Alan W. Cone, President  
Printed Name and Title

STATE OF NORTH CAROLINA -- Guilford COUNTY:

I, the undersigned, a Notary Public of the State aforesaid, certify that the following individual personally came before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated:

Alan W. Cone, President

Witness my hand and official stamp or seal, this the 20 day of October, 2014.



Vicki Megremis Vaughan  
Notary Public

Vicki Megremis Vaughan  
Printed Name

My commission expires: 7/11/2015

**Exhibit A**

BEGINNING at an iron pipe set in the southeastern corner of the property, near the northwest intersection of Chapel Hill Boulevard and a 40-foot private right of way, and running thence South 72°23'43" West 360.45 feet to an iron pipe set in the southwestern corner of the property (said pipe being a control tie to the intersection of Shannon Road and Highway 15-501 South 32°32'27" West 219.23 feet); thence North 1°36'40" East 399.61 feet to an iron pipe set in the northwestern corner of the property; thence North 76°51'17" East 346.21 feet to an iron pipe set in the northeastern corner of the property; thence South 0°44'44" West 369.20 feet to the point and place of BEGINNING, being 2.985 acres, more or less, as per the survey entitled "As-Built Survey, 3742 & 3750 Durham Chapel Hill Blvd, South Square Plaza," dated October 2014 and prepared by Jonathan Murphy Professional Land Surveying.

Together with all right, title and interest of the Grantor in and to a 40-foot private roadway along the easterly side of the above described property. *JM*