

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2014 NOV 20 12:19:31
 BK:7604 PG:205-207
 DEED
 FEE: \$26.00
 EXCISE TAX: \$900.00
 INSTRUMENT # 2014035562
 JTHOMPSON



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 900.00

Parcel Identifier No. 121860 & 121861 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Lots 12 & 13 Property of O.H. Pickett

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

GRANTOR	GRANTEE
P/S ASSOCIATES II, LLC a North Carolina limited liability company	DLW HOLDINGS, LLC a North Carolina limited liability company
Address: 3805-A University Drive Durham, NC 27707	Mailing Address: 406 Mare Court Bahama, NC 27503
	Property Address: 3807 & 3809 University Dr. 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 situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2246, Page 81 (Lot 13) and Book 3370, Page 478 (Lot 12).

A map showing the above described property is recorded in Plat Book 32, Page 6.


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, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record.

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

P/S ASSOCIATES II, LLC
a North Carolina limited liability company

By: 
Robert M. Sprouse, Member/Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Durham County and State of North Carolina, do hereby certify that **Robert M. Sprouse, Member/Manager of P/S ASSOCIATES II, LLC, a North Carolina limited liability company**, personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20th day of November, 2014.



Sign: 

Print: Vallyre R Hyers Notary Public

My Commission Expires: 11/22/16

EXHIBIT A

BEGINNING at an existing iron pipe on the south side of University Drive said iron pipe being located North $81^{\circ} 40' 00''$ East 191.06 feet from the right of way of Myra Street, running thence along and with the south side of University Drive North $81^{\circ} 40' 00''$ East 100.00 feet to an existing iron pipe; thence South $08^{\circ} 02' 19''$ East 237.64 feet to an existing iron pipe; thence South $82^{\circ} 06' 07''$ West 100.16 feet to an existing iron pipe; thence North $08^{\circ} 00' 00''$ West 236.88 feet to the point and place of BEGINNING according to that unrecorded survey for P/S Associates II, LLC by S. D. Puckett & Associates, Inc. dated October 8, 1996. See Lot 13, Block K, Property of O. H. Pickett recorded in Plat Book 32, Page 6, Durham County Registry.

This property has a street address of 3807 University Drive, Durham, NC and a tax parcel #121860.

Lying on the south side of University Drive Extension and BEING all of Lot 12 of that plat of survey entitled PROPERTY OF O.H. PICKETT, by HW Michie, April 1956, and revised in Plat Book 32, Page 6, Durham County Registry, SAVE AND EXCEPT that 1362 square feet required for the right-of-way of University Drive Extension, Deed Book 428, Page 656 and Plat Book 85, Page 55, Durham County Registry.

This property has a street address of 3809 University Drive, Durham, NC and a tax parcel #121861.