

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Sep 21 02:19 PM NC Rev Stamp: \$ 728.00
Book: 8512 Page: 358 Fee: \$ 26.00
Instrument Number: 2018033272
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$728.00

Parcel Identifier No. 137684 Verified by _____ County on the ____ day of _____, 20__
By: _____

This instrument was prepared without title examination by: Alexander, Miller, Schupp & Davis, L.L.P
1526 E. Franklin St., Ste. 202, Chapel Hill, NC 27514

Grantee's address (return to): 3716 Erwin Road, Durham, NC 27705

THIS DEED is made this 11th day of September, 2018, by and between

GRANTOR	GRANTEE
KAUSHIK GANDHI and KAILAS GANDHI, a married couple	DUKE SCHOOL Property Address: 3912 Erwin Road, Durham, NC 27705

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 **Durham County**, North Carolina and more particularly described as follows:

BEING ALL of that 2.5 acres tract referenced on an unrecorded survey by Turning Point Surveying, dated August 22, 2008, and being a part of and removed from that 7.30 acre parcel having PIN 137684, Durham County Register of Deeds. The 7.30 acre tract is further described in a Warranty Deed conveying the parcel to Charles B. Griffin and Rosa B. Griffin recorded in Deed Book 2254, Page 399, Durham County Registry, to which reference is hereby made for a greater certainty of description. AND BEING ALL of that 4.80 acres tract referenced on an unrecorded survey by Turning Point Surveying, dated August 22, 2008, and being a part of and removed from that 7.30 acre parcel having PIN 13 7684, Durham County Register of Deeds. The 7.30 acre tract is further described in a Warranty Deed conveying the parcel to Charles B. Griffin and Rosa B. Griffin recorded in Deed Book 2254, Page 399, Durham County Registry, to which reference is hereby made for a greater certainty of description. The un-recorded survey by Turning Point Surveying, dated August 22, 2008.

Submitted electronically by Alexander, Miller & Schupp, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The above described parcels are more particularly described as follows:

BEGINNING at the northeast corner of what was once John A. Tillman's land in the center of Mud Creek in T. E. Rigsbee's old line, and running thence with T. E. Rigsbee's old line east according to the old survey, 18.72 chains to the northeast corner of the former public free school house lot district #7 in T. E. Rigsbee's old line; thence southwest along the south edge of Rigsbee Road about 1280 feet to the center of Mud Creek at a point where Mud Creek crosses the south side of said Rigsbee Road; thence in a northerly direction along and with the center of Mud Creek to the old T. E. Rigsbee line. the point and place of beginning, SAVING AND EXCEPTING, however, from the foregoing that part occupied by the public road known as Rigsbee Road; this being a part of the land conveyed to E.C. Pendergrass (Pendergraph) by Jones Fuller, Commissioner, by a deed recorded In the Office of the Register of Deeds of Durham County in Book of Deeds 50 at Page 561, another part of said trace having been conveyed by deed recorded in Book of Deeds 73 at Page 612, and described In Book of Plats 6 at Page 1. See Deed Book 134, at Page 502, Durham County Registry.

The property herein above described was acquired by Grantor by instrument recorded in Book 6048, Page 167 and Book 6048, Page 192 of the 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 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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

[Signature] (SEAL)
Kaushik Gandhi

Address: 7 Acropolis Circle, Andover, MA 01810

[Signature] (SEAL)
Kailas Gandhi

Address: 7 Acropolis Circle, Andover, MA 01810

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein *does not include* the primary residence of one or more of the Grantor. Each Grantor's address is provided above.

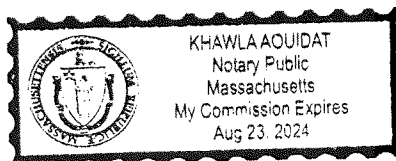
State of Massachusetts ; Middlesex County

I, Khawla Aouidat, a Notary Public of the state aforesaid and County, do hereby certify that KAUSHIK GANDHI AND KAILAS GANDHI appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the 11th day of September, 2018.

[Signature]
Notary Public

My commission expires: Aug 23 2024



[Signature]

Exhibit A

3912 Erwin Road, Durham, NC 27705

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