

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 30 03:50 PM NC Rev Stamp: \$ 500.00
Book: 8499 Page: 956 Fee: \$ 26.00
Instrument Number: 2018030855
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$500.00**

Parcel Identifier No. **0814-04-93-7508 & 0814-04-93-7296** Verified by Durham County on the ____ day of _____, 2018 By: _____

Mail/Box to: Ellis & Winters, LLP (CNA, Jr.) P.O. Box 33550, Raleigh, NC 27636

This instrument was prepared by: Ellis & Winters, LLP (CNA, Jr.)

Brief description for Index: 4110 - 4112 Guess Road, Durham, North Carolina

THIS DEED made the 23rd day of August, 2018, by and between

GRANTORS

Robert L. Hrabec and wife, Kathryn L. Hrabec
74 Byrsonima Circle
Homosassa, FL 34446

GRANTEE

Carillon Assisted Living of North Durham, LLC
a Delaware limited liability company
4901 Waters Edge Drive, Suite 200
Raleigh, NC 27606

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 Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do 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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 5778, Page 544.

All or a portion of the property herein conveyed does not include the primary residence of the Grantors.

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.

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

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for ad valorem taxes for the current year and easements and all restrictions of record.

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

GRANTORS:

Robert L. Hrabec

Robert L. Hrabec

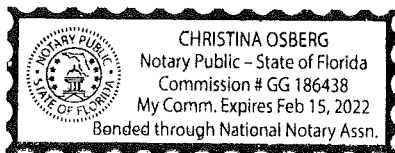
Kathryn L. Hrabec

Kathryn L. Hrabec

STATE OF FLORIDA
COUNTY OF CITRUS

I certify that Robert L. Hrabec personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Dated this 23 day of August, 2018



Christina Osberg

Notary Public

Printed Name: Christina Osberg

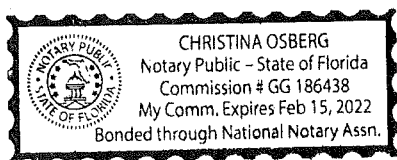
My Commission Expires: 2.15.2022

[Notarial Seal]

STATE OF FLORIDA
COUNTY OF CITRUS

I certify that Kathryn L. Hrabec personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Dated this 23 day of August, 2018



Christina Osberg

Notary Public

Printed Name: Christina Osberg

My Commission Expires: 2.15.2022

[Notarial Seal]

**EXHIBIT A
LEGAL DESCRIPTION**

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

TRACT 1:

BEGINNING at an iron stake situated in the eastern right-of-way line of Guess Road at the southernmost corner of property owned now or formerly by Charlie Wheelous and/or Robert Garner; from said point running North 40 degrees 46 minutes 22 seconds East 706.55 feet to a pin; thence running South 11 degrees 37 minutes 15 seconds West 208.58 feet to a pin; thence South 23 degrees 31 minutes 27 seconds West 230.31 feet to a pin; thence South 53 degrees 39 minutes 56 seconds East 178.14 feet to a pin; thence South 28 degrees 10 minutes 35 seconds West 230.70 feet to a pin; thence South 28 degrees 10 minutes 35 seconds West 218.86 feet to a pin in the eastern right-of-way line of Guess Road; thence with said right-of-way North 34 degrees 26 minutes 48 seconds West 453.62 feet to a pin; thence North 14 degrees 38 minutes 11 seconds West 8.43 feet to a pin, the point and place of beginning, containing 4.21 acres, more or less, and being identified as Tract 1 according to the plat entitled "Survey of the Property of GAR, Inc. a North Carolina Corporation as recorded in DB 3701 Page 543" by Stallings Surveying, dated August 30, 2007, to which reference is made for a more particular description. This parcel **BEING** Lot 3 according to that plat of survey entitled "Webster Cove Phase II" dated August , 1997, by John C. Atkins, R.L.S., and recorded in Plat Book 139, Page 70, of the Durham County Registry, to which reference is made for a more particular description, **LESS AND EXCEPT** all of the right and interest to the above-described real property conveyed to the Department of Transportation by Deed and easement recorded in Book 2612, page 846, of the Durham County Registry.

TRACT 2:

BEGINNING in the eastern right-of-way for Guess Road at the westernmost corner of property owned now or formerly by Deborah Smith (Deed Book 3096 at Page 406) and running with the right-of-way North 34 degrees 26 minutes 48 seconds West 33.19 feet to a pin; thence North 28 degrees 10 minutes 35 seconds East 218.86 feet to a pin; thence South 30 degrees 43 minutes 32 seconds East 42.00 feet to a pin; thence South 29 degrees 55 minutes 35 seconds West 212.53 feet to a pin in the eastern right-of-way line of Guess Road, the point and place of beginning containing 0.16 acres, more or less, and being identified as Tract 2 according to the plat entitled "Survey of the Property of GAR, Inc. a North Carolina Corporation as recorded in DB 3701 Page 543" by Stallings Surveying, dated August 30, 2007, to which reference is made for a more particular description.

The property hereinabove described being the same property conveyed to the Grantors herein by Deed of 1412 Stewart Street, LLC dated October 25, 2007 and recorded in the Durham County Register of Deeds in Book 5778 at Page 544.