

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Feb 03 08:38 AM NC Rev Stamp: \$ 1950.00
 Book: 8119 Page: 387 Fee: \$ 26.00
 Instrument Number: 2017003740
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,950.00

Parcel Identifier No. 172244 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 3A 1.64 acres (more or less)

THIS DEED made this 18th day of January, 2017, by and between

GRANTOR	GRANTEE
TICON SYNC PARTNERSHIP, a North Carolina general partnership	MJ's Enterprise, LLC, a North Carolina limited liability company
Address: 5836 Fayetteville Road, Ste. 203 Durham, NC 27713	Mailing Address: 605 Red Fox Trail Hillsborough, NC 27278
	Property Address: 4125 Ben Franklin Blvd. Durham, NC 27704

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

Submitted electronically by Adams Howell Sizemore and Lenfestey - Cary in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7072, Page 890.

A map showing the above described property is recorded in Plat Book 123, Page 33.

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.

TICON SYNC PARTNERSHIP,
a North Carolina general partnership

BY: Ticon Properties, LLC, a North Carolina limited liability company, General Partner

By: [Signature]
W. Jack McGhee, Manager

BY: Sync, L.L.C., a North Carolina limited liability company, General Partner

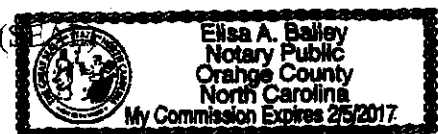
By: [Signature]
Kathleen M. Schneider, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Orange County and State of North Carolina, do hereby certify that **W. Jack McGhee, as Manager of Ticon Properties, a General Partner of Ticon Sync Partnership, a North Carolina general partnership** 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 24th day of January, 2017.

Sign: [Signature]
Print: ELISA A Bailey Notary Public



My Commission Expires: _____

State of North Carolina - County of Durham

I, the undersigned Notary Public of Orange County and State of North Carolina, do hereby certify that **Kathleen M. Schneider, as Manager of Sync, L.L.C., a General Partner of Ticon Sync Partnership, a North Carolina general partnership** personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24th day of January, 2017.



Sign: Elisa A Bailey
Print: ELISA A Bailey Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description of Property

BEGINNING at a stake located at the southeast corner of Lot 3 as shown on that survey recorded in Plat Book 123, Page 33, of the Durham County Registry said point being South $85^{\circ} 29' 31''$ East 155.00 feet from the eastern boundary of Capitol Street; and thence from said point and place of beginning along the western property line of Lot 4 of said plat South $04^{\circ} 30' 29''$ West 122.00 feet to a control corner; thence continuing with the property line of said Lot 4 South $30^{\circ} 15' 45''$ East 171.36 feet to a control corner located on the northern margin of the right of way of Ben Franklin Boulevard; thence running with the northern margin of Ben Franklin Boulevard in a southwesterly and counterclockwise direction along an arc with a radius of 602.95 feet an arc distance of 205.28 feet to a point; thence as the northern margin of Ben Franklin Boulevard merges with the northern margin of Pacific Avenue in a northwesterly and clockwise direction along an arc with a radius of 20.00 feet an arc distance of 29.60 feet to a point; thence continuing with the northern margin of Pacific Avenue in a southwesterly and counterclockwise direction along an arc with a radius of 410.00 feet an arc distance of 95.54 feet to a point; thence as the northern margin of Pacific Avenue merges with the eastern margin of Capitol Street in a northwesterly and clockwise direction along an arc with a radius of 20.00 feet an arc distance of 29.32 feet to a point located in the eastern margin of Capitol Street; thence with the eastern margin of Capitol Street North $18^{\circ} 01' 58''$ East 46.64 feet to a point; thence in a northwesterly and counterclockwise direction along an arc with a radius of 458.74 feet an arc distance of 108.29 feet to a point; thence North $04^{\circ} 30' 29''$ East 186.05 feet to a point; said point being the southwest corner of said Lot 3; running thence along and with the southern property line of said Lot 3 South $85^{\circ} 29' 31''$ East 155.00 feet to the point and place of BEGINNING and being all of Lot 3A containing 1.64 acres as shown on that survey entitled "HOCK ONE/STATE FARM" by Triangle Surveyors, Inc., dated 4-2-90 and recorded in Plat Book 123, Page 33, of the Durham County Registry.

This property has a street address of 4125 Ben Franklin Blvd., Durham, NC and a tax parcel #172244.