

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Mar 20 11:26:23 AM
BK:8385 PG:834-837
DEED
FEE: \$26.00
INSTRUMENT # 2018009021
EXCISE TAX: \$1,700.00
TREDFEARN



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 1,700.00

Recording Time, Book and Page

Parcel Ref. No.

Parcel Identifier No.

Mail after recording to: Grantee: P.O. Box 71815, Durham, NC 27722

This instrument was prepared by: William W. Browning, Atty (18-041)

THIS DEED made this 16th day of March, 2018, by and between

GRANTOR

TDK INVESTMENT, LLC

Address: 508 S. Miami Blvd. Durham, NC 27703

GRANTEE

ADMIRAL PROPERTIES, LLC

Address: P.O. Box 71815, Durham, NC 27722

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 and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7861, Page 757, Durham County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within

this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

TDK INVESTMENT, LLC

By: [Signature]
David W. Hanson, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

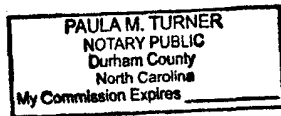
I, Paula M. Turner, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated DAVID W. HANSON, Manager of TDK INVESTMENT, LLC, Grantor.

Witness my hand and official stamp or seal, this the 16th day of March, 2018.

My Commission Expires: 03-27-2021

[Signature]
Notary Public

Print Notary Name: Paula M. Turner



LEGAL DESCRIPTION

PARCEL 1: BEING all of Lot 2 of the Property of ROSELIA, LLC, as shown on plat and survey by Triangle Surveyors dated November 18, 2015, and recorded in Plat Book 195 at Page 170 of the Durham County Registry. Also being the greater portion of Lot 2 and a smaller portion of Lot 1 as shown on plat recorded in Plat Book 155 at Page 277 of the Durham County Registry. This property has street address 414 Marley Drive. PRN 164982

PARCEL 2: CONTAINING 2.689 acres and being all of Lot A of the Property of THEE C. DIXON AND WIFE, FRANCES G. DIXON as shown on plat recorded in Plat Book 140 at Page 54 of the Durham County Registry. This property has street address 410 Marly Drive. PRN 164980

PARCEL 3: CONTAINING .459 acres and being all of Lot B of the Property of THEE C. DIXON AND WIFE, FRANCES G. DIXON as shown on plat recorded in Plat Book 140, at Page 54 of the Durham County Registry. This property has street address 406 Marly Drive. PRN 164981

PARCEL 4: containing 1.57 acres as shown on FINAL RECOMBINATION PLAT FOR ROSELIA, LLC by S.D. Puckett & Associates, Inc. recorded in Plat Book 175 at Page 88 of the Durham County Registry. Also being all of Lots A, B, C and D as shown on plat recorded in Plat Book 153 at Page 395 of the Durham County Registry. This property has street address 402 Marly Drive. PRN 164977

PARCEL 5: BEGINNING at an existing iron pin located in the western right-of-way of Mineral Springs Road at the southeast corner of the property now or formerly owned by Irma Yates (Deed Book 318, at Page 6 and Plat Book 51 at Page 20); running thence along and with the western right-of-way of Mineral Springs Road South 37 deg. 97' 21" West 110.59 feet to an existing iron pin; thence further along and with the western right-of-way of Mineral Springs Road in a general southwesterly direction by the arc of a curve having a radius of 542.13 feet a distance of 165.66 feet to an existing iron pin; thence North 57 deg. 53' 19" West 61.72 feet to an iron pin; thence North 57 deg. 46' 41" West 117.17 feet to an existing iron pin; thence North 26 deg. 15' 0" East 227.30 feet to an existing iron pin; thence North 26 deg. 42' 54" East 46.57 feet to an existing iron pin; thence South 87 deg. 17' 45" East 180.70 feet to an existing iron pin located in the western right-of-way of Mineral Springs Road, the point and place of beginning, containing 1.038 acres as shown on survey for Roselia, LLC by Jerry L. Hunt dated December 14, 2006. See also Plat Book 11 at Page 193 of the Durham County Registry. This property has street address 1914 S. Mineral Springs Road. PIN 164966

PARCEL 6: BEGINNING at a point in the center of Old Mineral Springs Road, at the point of the intersection of Old Sherron Road, Paul Barker's southeast corner, running thence and along with the center of Old Mineral Springs Road, South 19-28-15 West 142.59 feet to an iron pin set; thence North 61-36-58 West 31.50 feet to an iron pin set; thence North 61-36-58 West 125.04 feet to an existing iron pin; thence North 61-21-05 West 225.23 feet to an existing iron pin in the northeast side of Marly Drive; thence leaving Marly Drive along the property line with Roselia, LLC, North 28-53-25 East 143.00 feet to an iron pin set; thence along the property line with Roselia, LLC, South 61-06-37 East 144.58 feet to an existing iron pin; thence with the property line of Paul Barker South 61-06-38 East 117.00 feet to an iron pin set; thence South 61-06-33 East 61.79 feet to an iron pin set; thence South 61-06-33 East 35.05 feet to the point and place of Beginning as shown on the survey entitled "Survey for: Thee C. Dixon & Frances G. Dixon" as surveyed by Jim Morrow, Professional Land Surveyor, dated 02-16-2005. See also Plat Book 11, at Page 193 of the Durham County Registry. This property has street address 2002 S. Mineral Springs Road. PRN 164967

PARCEL 7: BEGINNING at a stake in the south side of a private drive 605.12 feet in an easterly direction from the east side of U.S. Highway 70, and running thence along and with the south side of said drive South 77 deg. 10' East 392.8 feet to a stake; thence South 14 deg. 29' 20" West 149.05 feet to a stake; thence North 56 deg. 11' 10" West 416.08 feet to a stake, the place of Beginning, together with the right and easement of ingress and egress and maintenance over the aforesaid private drive, as shown in recorded instrument in the Office of the Register of Deeds of Durham County in Deed book 308, Page 549. This property is shown and depicted as the "PROPERTY OF WILLIAM EARL WEST & wife DORTHY (sic) M. WEST" as per plat and survey thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 51, at Page 30, to which reference is hereby made for a more particular description. For chain of title, see that Deed from Thurston T. Yates, et ux, to William Earl West, ex us, of recorded in Book 308, Page 633, Durham County Registry. Also see Deeds of recorded in Book 2632, Page 327, and Book 3949, Page 927, Durham Registry. This property has street address 117 Yates Road. PRN 164955