

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 APR 28 01:09:13 PM  
BK:8172 PG:509-510  
DEED  
FEE: \$26.00  
EXCISE TAX: \$720.00  
INSTRUMENT # 2017014068  
APRILJ



2017014068

### GENERAL WARRANTY DEED

**THIS INSTRUMENT PREPARED BY AND  
RETURN AFTER RECORDING TO:**

Ryan D. Oxendine, Esq.  
Oxendine Barnes & Associates PLLC  
6500 Creedmoor Rd., Suite 212  
Raleigh, NC 27613

TO BE RECORDED IN THE  
DEED RECORDS OF  
DURHAM COUNTY, NC

**Excise Tax: \$ 720.00**      Parcel ID #s: 118356

THIS DEED made this 28<sup>th</sup> day of April, 2017, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<b>Preston OMFS Properties, LLC</b> , a North Carolina limited liability company 3600 NW Cary Parkway, Suite 105 Cary, NC 27513	<b>TSoD Properties, LLC</b> , a North Carolina limited liability company 3600 NW Cary Parkway, Suite 105 Cary, NC 27513

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, the Grantor, for 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 of Grantor's interest in that certain lot or parcel of land (referred to in the singular, whether one or more) situated in the City of Durham, Durham Township, Durham County, North Carolina, and more particularly described as follows:

**LYING at the northeastern intersection of Fayetteville Street and Dunstan Avenue and being all of Lots 16 and 18 of Lufan Park Property, as per plat and survey thereof now on file in Plat Book 6 at page 68 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby made for a more particular description of same.**

And being the same property conveyed to Grantor in instrument recorded in Book 7108, Page 402, in the Durham County, North Carolina, Register of Deeds. The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

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

A map showing the above-described property is recorded in Plat Book 6 at Page 68, Durham County Registry.

This conveyance is made subject to (i) the lien of the County of Durham for taxes and other assessments for the current year, which taxes or other assessments shall be pro-rated as of the date of closing; (ii) utility easements of record; and (iii) unviolated restrictive covenants that do not materially affect the value of the property.

TO HAVE AND TO HOLD Grantor's interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And 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 noted herein

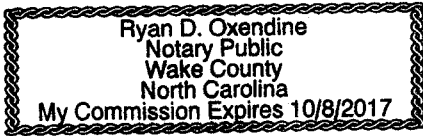
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

**Preston OMFS Properties, LLC,**  
a North Carolina limited liability company

By: \_\_\_\_\_  
Name: John S. Won  
Title: Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that **John S. Won** personally came before me this day and acknowledged that he is the **Manager** of **Preston OMFS Properties, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28<sup>th</sup> day of April, 2017.



[NOTARY STAMP OR SEAL]

\_\_\_\_\_  
Notary Public

Ryan D. Oxendine  
Printed or typed name of Notary Public

My commission expires: 10/8/2017