

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Aug 02 10:52 AM NC Rev Stamp: \$ 50.00  
Book: 7989 Page: 690 Fee: \$ 26.00  
Instrument Number: 2016025959  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 50.00 \_\_\_\_\_  
Tax Parcel ID No. 219220 \_\_\_\_\_ Verified by \_\_\_\_\_  
County \_\_\_\_\_  
on the \_\_\_\_ day of \_\_\_\_\_, 2016\_ By: \_\_\_\_\_

Mail/Box to Grantee: 417 Valley Drive, Durham, NC 27704  
This instrument was prepared by: Darin P. Meece, Attorney \_\_\_\_\_  
Brief description for the Index: PROP-RAY JEANE B/LT#01B \_\_\_\_\_

The deed made the latest day set forth in the notary acknowledgment below, by and between:

**GRANTOR:** JEANE B. RAY, a single person  
whose mailing address is 205 Emerald Pond Lane, Apt. 115, Durham, NC 27705

**GRANTEE:** ESPITIA PROPERTIES, LLC  
whose mailing address is 417 Valley Drive, Durham, NC 27704

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1195, Page 23, and being reflected on plat(s) recorded in Map/Plat Book 195, page/slide 135.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

Submitted electronically by "Meece Law Firm, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

*Jeane B Ray* (SEAL)  
Print/Type Name: JEANE B. RAY

State of <u>NC</u> County of <u>Durham</u> I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>JEANE B. RAY</u> Date: <u>7-29-14</u> <u><i>Anna C Fishel</i></u> <u>Anna C Fishel</u> Notary Public Notary's Printed or Typed Name My Commission Expires: <u>4-12-20</u>	(Official/Notarial Seal)    <div style="border: 1px solid black; padding: 5px; text-align: center;">           ANNA C FISHEL            NOTARY PUBLIC            DURHAM COUNTY, NC         </div>
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State of _____ County of _____ I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ [insert name(s) of principal(s)]. Date: _____ _____ Notary Public Notary's Printed or Typed Name My Commission Expires: _____	(Official/Notarial Seal)
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**EXHIBIT A**

**Being all of Lot 1B of the property of Jeane B. Ray, as per plat and survey thereof now on record in Book 195 at Page 135, Durham County Register of Deeds.**