

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Sep 08 09:34 AM NC Rev Stamp: \$ 2900.00
Book: 8265 Page: 669 Fee: \$ 26.00
Instrument Number: 2017031686
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 2,900.00

Return to: Grantee

Parcel ID Number: 140090

THIS DEED made this 7th day of September, 2017 by and between

GRANTOR
GARRETT ROAD VENTURES, LLC
a North Carolina Limited Liability Company
P.O. Box 17119
Chapel Hill, NC 27516

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE
BUILDER & BUILDER INVESTMENT GROUP LLC
a North Carolina Limited Liability Company
2145 Wake Drive
Raleigh, NC 27608-1313

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

See EXHIBIT A attached hereto and incorporated herein by reference.

submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7771, Page 416, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, 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:

Subject to 2017 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

GARRETT ROAD VENTURES, LLC
A North Carolina limited liability Company

BY: PRUDENT GROWTH PARTNERS, LLC
A North Carolina limited liability company, Sole Manager

By: Thomas F. Hahn Jr. (SEAL)
Name: Thomas F. Hahn Jr., Manager

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, a Notary Public of the County and State aforesaid, certify that Thomas F. Hahn, Jr., Manager of **Prudent Growth Partners, LLC, Sole Manager of Garrett Road Ventures, LLC** a North Carolina limited liability company, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for and as the act of the limited liability company for the purposes therein stated. Witness my hand and official stamp or seal, this 7th day of September, 2017.

Wayne R. Hadler
Notary Public
My Commission Expires:

wrh/tlm
WAYNE R. HADLER
NOTARY PUBLIC
Orange County
North Carolina
My Commission Expires 05/22/2020

EXHIBIT "A"

BEING ALL OF LOT 1, CONTAINING 0.9 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY THEREOF PROPERTY OF W. DAYE JONES, JR. BY CREDLE ENGINEERING CO., INC., DATED 1984, RECORDED IN THE DURHAM COUNTY REGISTRY IN PLAT BOOK 105, PAGE 134, TO WHICH REFERENCE IS HEREWITH MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. THIS PROPERTY IS KNOWN AS 4226 GARRETT RD.

PARCEL ID 140090.