

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jun 28 03:41 PM NC Rev Stamp: \$ 1800.00  
 Book: 8455 Page: 396 Fee: \$ 26.00  
 Instrument Number: 2018022375  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1,800.00

Parcel ID 172353 PIN \_\_\_\_\_ Plat Book No. 73 Page 49

Deliver to: Grantee

This instrument was prepared by: Young, Haskins, Mann, Gregory, McGarry & Wall, PC, Post Office Box 72, Martinsville, VA 24114-0072

Brief description for the Index: 4251 N. Roxboro Street, Durham, North Carolina 27704

THIS DEED made this 18<sup>th</sup> day of June, 2018, by and between

GRANTOR	GRANTEE
<p><b>CARTER BANK &amp; TRUST</b>                      A Virginia Corporation,                      Successor by Merger with <b>COMMUNITY NATIONAL BANK</b>                      A National Banking Institution                      1300 Kings Mountain Road                      Martinsville, VA 24112</p>	<p><b>RAMI GHANAYEM</b>                      2 Piney Ridge Court                      Durham, NC 27712</p>

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

Lying and being in the City of Durham, Durham Township, Durham County, State of North Carolina and BEGINNING at an iron stake on the west side of North Roxboro Street at a new corner of the property of the North Duke Plaza, Inc., and running thence along a new line North 83 degrees 01 minutes 30 seconds West 200 feet to an iron stake; thence with another new line of North Duke Plaza, Inc. North 00 degrees 04 minutes 30 seconds East 200 feet to an iron stake on the south side of Horton Road; thence along and with the south side of Horton Road South 83 degrees 01 minutes 30 seconds East 155.69 feet to an iron stake; thence along an arc, the radius of which is 50 feet, in a southeasterly direction 72.52 feet to an iron stake on the west side of North Roxboro Street; thence along and with the west side of North Roxboro Street South 00 degrees 04 minutes 30 seconds West 155.69 feet to the point of BEGINNING, containing 0.902 acres,

more or less, and being that property at the southwest intersection of North Roxboro Street and Horton Road shown on the plat of the property of Bank of North Carolina, N.A., by George C. Love, Jr., dated July 24, 1972, and recorded in Plat Book 73, Page 49, to which plat reference is hereby made for a more particular description.

LESS AND EXCEPT approximately 0.020 acres of the above-described tract that was previously conveyed to the State of North Carolina by deed recorded in Book 392, at Page 285, Durham County Registry.

There is also conveyed herein to the grantee, its successors, assigns and invitees an easement for ingress and egress to and from the adjoining property of North Duke Plaza, Inc., its successors and assigns, all-along the western and southern boundaries of the above-described property and through the property of North Duke Plaza, Inc., its successors and assigns, to the public streets of the City of Durham and said easement shall run with the land in perpetuity.

Being the same property acquired by Community National Bank (now Carter Bank & Trust), by Deed dated June 26, 2000, of record in Deed Book 2858, Page 417-420.

All or a portion of the property herein conveyed \_\_\_ includes or  does not include the primary residence of a 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All easements, restrictions and rights-of-way of record, and ad valorem taxes for the current year.

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

CARTER BANK & TRUST

By: [Signature]  
Name: Litz H. VanDyke  
Title: Chief Executive Officer

STATE OF VIRGINIA, COUNTY OF HENRY

I, Joyce A. Parker, a Notary Public of the State of Virginia and County of Henry, certify that Litz H. VanDyke in his capacity as duly authorized Chief Executive Officer of CARTER BANK & TRUST, a Virginia corporation, successor by merger with Peoples National Bank, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his, or signed the above document while in my physical presence, and while being personally observed by me doing so.

June 27, 2018  
Date  
Joyce A. Parker  
Notary Public  
Reg # 7780335  
(Official Seal) Commonwealth of Virginia  
Commission Expires 10-31-22

Joyce A. Parker  
7780335, Notary Public  
My Commission Expires: 10-31-22