

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 MAR 28 02:54:17 PM
BK: 7897 PG: 516-520
DEED
FEE: \$26.00
EXCISE TAX: \$500.00
INSTRUMENT # 2016009051
APRILJ



2016009051

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: 500 ✓

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 154205, 154208 & 154214

Mail after recording to: Grantee

This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 24th day of March, 2016 by and between

GRANTOR

KENNETH E. HOPSON and wife, KATHLEEN R. HOPSON

Grantor's Address: 206 MILL COURT, DURHAM NC 27713

GRANTEE

SUNCAP DURHAM, LLC,
a DELAWARE limited liability company

Grantee's Address: 6101 Carnegie Blvd., Suite 180, Charlotte, NC 28209-4609

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

See Exhibit "A" attached hereto and incorporated herein by reference for the legal description.

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:

- Easements and restrictions of record
- Ad Valorem taxes not yet due and payable

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.



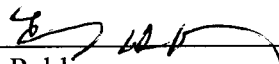
KENNETH E. HOPSON

STATE OF NC
 COUNTY OF Alamogordo

I certify that **Kenneth E. Hopson, married**, personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

Witness my hand and official stamp or seal, this the 23rd day of March, **2016**.

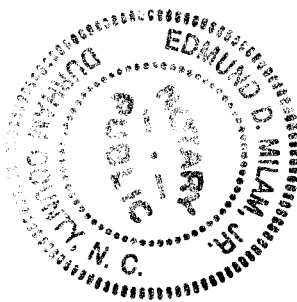
My Commission Expires: 8-4-2019



 Notary Public

Print Notary Name Edmund D. Milam, Jr.

Seal



See Additional Signature/Notary Page

Kathleen R Hopson
KATHLEEN R. HOPSON

STATE OF ALC
COUNTY OF blues

I certify that **Kathleen R. Hopson, married**, personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

Witness my hand and official stamp or seal, this the 23rd day of March, **2016**.

My Commission Expires: 8-4-2019

E. Milang
Notary Public

Print Notary Name Edm D. Milang

Seal

Exhibit "A"Parcel #1: (#154208; 4343 S. Alston Ave):

BEGINNING at an iron stake in the northern property line of the property of Kenneth E. and Jeffery W. Hopson and running thence North 00 degrees 38 minutes 43 seconds East 223.50 feet to a control corner in the southern property line of William L. Lowe; thence South 13 degrees 55 minutes 26 seconds East 215.59 feet to an iron stake; thence South 75 degrees 20 minutes 00 seconds West 56.23 feet to the point and place of BEGINNING, and being approximately 6,061 square feet, Lot No. 1 as per plat and survey of the Property of E. B. Hopson, et al, according to a plat and survey thereof by Jerry W. Davis, Registered Land Surveyor, dated May, 1983, to which reference is hereby made for a more particular description of same.

Parcel #2 (#154214; 4349 S. Alston Ave):

✓ BEGINNING at an iron pin in the northern property line of Kenneth E. and Jeffery W. Hopson and running thence North 75 degrees 20 minutes 00 seconds East 56.23 feet to an iron pin; thence South 13 degrees 55 minutes 26 seconds East 181.59 feet to an iron pin; thence South 88 degrees 08 minutes 10 seconds West 49.38 feet to an iron pin; thence North 06 degrees 43 minutes 17 seconds West 4.71 feet to an iron pin; thence North 16 degrees 51 minutes 55 seconds West 166.09 feet to the point and place of BEGINNING, and being Lot No. 2 which contains 8,997 square feet and Lot No. 3 which contains 116 square feet as per plat and survey of the Property of E. B. Hopson, et al, according to a plat and survey thereof by Jerry W. Davis, Registered Land Surveyor, dated May, 1983, to which reference is hereby made for a more particular description of same.

BEGINNING at an iron pin in the northern property line of Kenneth E. and Jeffery W. Hopson and running thence South 16 degrees 51 minutes 55 seconds East 166.09 feet to an iron pin; thence South 06 degrees 43 minutes 17 seconds East 4.71 feet to an iron pin; thence South 88 degrees 08 minutes 10 seconds West 50.32 feet to an iron pin; thence North 00 degrees 39 minutes 09 seconds East 9.37 feet to an iron pin; thence North 00 degrees 31 minutes 58 seconds East 155.90 feet to the point and place of BEGINNING, and being Lot No. 7 which contains 3,871 square feet and Lot No. 6 which contains 350 square feet as per plat and survey thereof by Jerry W. Davis, Registered Land Surveyor, dated May, 1983, to which reference is hereby made for a more particular description of same.

BEGINNING at an iron stake in the eastern side of Alston Avenue the southwest corner of the property of Mrs. Otho Hopson and running thence along and with the southern property line of Mrs. Otho Hopson South 86 degrees 28 minutes 33 seconds East 164.22 feet to an iron stake; thence South 00 degrees 39 minutes 09 seconds West 9.37 feet to an iron stake; thence South 88 degrees 08 minutes 10 seconds West 159.80 feet to an iron stake in the eastern side of Alston Avenue; thence along and with the eastern side of Alston Avenue in a northerly direction in a counterclockwise curve with a radius of 1,355.77 feet, 25 feet to the point and place of BEGINNING, and being Lot No. 8 which contains 2,747 square feet as per plat and survey thereof by Jerry W. Davis, Registered Land Surveyor, dated May, 1983, to which reference is hereby made for a more particular description of same.

BEGINNING at a point in C.L. Hopson's line on the easterly side of Alston Avenue; running thence along the easterly side of Alston Ave. N10-30W 100 ft. thence N79-30E 194 ft. to a stake in E.B. Hopson's line; thence with said Hopson's line S4-50W 166 ft. to C.L. Hopson's corner in E.B. Hopson's line; thence with said C.L. Hopson's line N82-30W 164.6 ft. to the point of beginning. Containing 0.52 acres, more or less and being the southeasterly portion of the tract of land described in deed G.S. Hopson and wife, M.P. Hopson to Pattie Carolina Blackwood, Deed Book 92, Page 305, Durham County Registry.

(continued on next page)

Exhibit "A" continued

Parcel #3: (#154205; 4339 S. Alston Avenue):

BEGINNING at an iron stake in the eastern side of Alston Avenue, the northwest corner of the property of O. L. Hopson; thence along and with the eastern side of Alston Avenue in a curve with a radius of 3,348.86 feet, 88.06 feet to a point; thence continuing along and with the eastern side of Alston Avenue North 14° 45' 17" West, 258.21 feet to an iron stake; thence North 72° 46' 30" East 292.37 feet to an iron stake; thence South 0° 44' 40" West 149.65 feet to a point; thence South 0° 37' 33" West 223.49 feet to an iron stake; thence South 75° 28' 30" West 194.02 feet to the place and point of BEGINNING and being the property of William Blackwood as per plat and survey of Kenneth J. St. Clark, RLS, dated February 11, 1981, to which reference is hereby made for a more particular description of same. Said property containing 2.15 acres, more or less.