

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 SEP 10 03:12:45 PM  
BK: 7564 PG: 334-335  
DEED  
FEE: \$26.00  
EXCISE TAX: \$1,300.00  
INSTRUMENT #: 2014027726  
SCEARNEL



**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

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Excise Tax: \$ 1,300	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 172527 & 172528

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Mail after recording to: Grantee at 9500 Misty Creek Lane, Raleigh, NC 27617

This instrument was prepared by: William W. Browning

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THIS DEED made this 5 day of September, 2014, by and between

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**GRANTOR**

**CARTER BANK & TRUST, a Virginia corporation**  
Mailing Address: PO Box 817, South Boston, VA 24592

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**GRANTEE**

**M & F NORTH, LLC**  
Mailing Address: 9500 Misty Creek Lane, Raleigh, NC 27617

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

**LYING at the northeast intersection of Roxboro Road and Ryan Road and BEING all of Lots 65, 66 and 67 in Block C of PALO ALTO as per plat of survey by S.M. CREDLE, C.E., dated October, 1945, and recorded in Plat Book 15 at Page 81 of the Durham County Public Registry.**

Grantor reserves a non-exclusive easement for ingress, egress and regress over and across the above-described property for the benefit of that property described in Deed Book 5667 at page 157, Durham County Registry, which easement shall be located within the drive aisles as they now exist on the parking lot now located on the above-described property or as said drive aisles may be relocated by Grantee or its assigns.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5667, Page 157.

A map showing the above described property is recorded in Plat Book 15, Page 81.

The above described property 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

CARTER BANK & TRUST

By: Worth Harris Carter, Jr.  
Worth Harris Carter, Jr., President

VIRGINIA HENRY COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Worth Harris Carter, Jr., President of Carter Bank & Trust, Grantor(s). Witness my hand and official stamp or seal, this the 5 day of September, 2014.

My Commission Expires: May 31, 2015

Janet S. Harrell  
Notary Public

Print Notary Name: Janet S. Harrell

Janet S. Harrell  
Notary Public  
Commonwealth of Virginia  
Reg # 206191  
My Commission Expires May 31, 2015