

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Oct 30 12:12:10 PM
BK:8537 PG:250-253
DEED
FEE: \$26.00
INSTRUMENT # 2018037979
EXCISE TAX: \$1,350.00
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1350.00

Parcel Identifier No. 175245 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee 5132 N. Willowhaven Drive, Durham, NC 27712-1957

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 1 0.733 acres, more or less

THIS DEED made this 29TH day of October, 2018, by and between

GRANTOR	GRANTEE
<p>CAR WASH VENTURES II, LLC, a North Carolina limited liability company</p>	<p>ROGER E. HILL and wife, GLORIA T. HILL</p>
<p>Address: 3805-A University Drive Durham, NC 27707</p>	<p>Property Address: 4437 Neal Road Durham, NC 27705</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 the City of _____, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6101, Page 549.

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

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, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record.

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

CAR WASH VENTURES II, LLC,
a North Carolina limited liability company

TICON PROPERTIES, LLC, Manager

RMS I, LLC, Manager

By:

W. Jack McGhee
W. Jack McGhee, Manager

By:

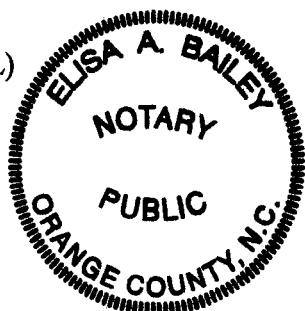
Robert M. Sprouse
Robert M. Sprouse, Manager

State of North Carolina - County of Durham

I, Elisa A Bailey, Notary Public for Orange County, does hereby certify that **W. Jack McGhee** personally appeared before me this day and acknowledged to me that he is the **Manager of Ticon Properties, LLC, which is a Manager of CAR WASH VENTURES II, LLC, a North Carolina limited liability company**, and that by authority duly given the foregoing instrument was signed and acknowledged for the purpose stated therein as the act of Car Wash Ventures II, LLC.

Witness my hand and Notarial stamp or seal this 24th day of October, 2018.

(SEAL)



Sign: Elisa A Bailey
Print: ELISA A BAILEY - Notary Public

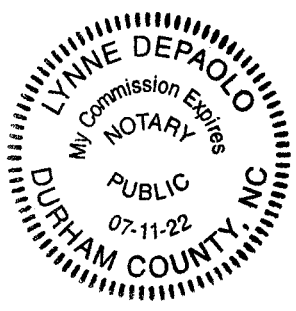
My Commission Expires: 2/5/2022

State of North Carolina - County of Durham

I, LYNNE DEPAOLO, Notary Public for Durham County, does hereby certify that **Robert M. Sprouse** personally appeared before me this day and acknowledged to me that he is the **Manager of RMS I, LLC, which is a Manager of CAR WASH VENTURES II, LLC, a North Carolina limited liability company**, and that by authority duly given the foregoing instrument was signed and acknowledged for the purpose stated therein as the act of Car Wash Ventures II, LLC.

Witness my hand and Notarial stamp or seal this 29th day of October, 2018.

(SEAL)



Sign: Lynne DePaolo
Print: LYNNE DEPAOLO - Notary Public

My Commission Expires: 7/11/2022

EXHIBIT A

Property located at the southeast intersection of Hillsborough Road (US 70) and Neal Road described as follows: BEGIN at an iron pin on the south side of Hillsborough Road located North 84° 09' 51" East 208.58 feet from the point where the east side of Neal Road, if extended, intersects with the south side of Hillsborough Road and run thence South 00° 44' 40" East 163.68 feet to an iron pin; thence South 88° 58' 57" West 207.05 feet to an iron pin in the east side of Neal Road; thence with the east side of Neal Road North 01° 01' 23" West 126.16 feet to an iron pin; thence North 41° 34' 16" East 29.45 feet to an iron pin on the south side of Hillsborough Road; then with the south side of Hillsborough Road North 84° 09' 51" East 188.58 feet to the iron pin where this description began. This describes Tract 1 containing 0.733 acre, more or less, as shown on map entitled "Final Subdivision Plat Robert Sprouse" by S.D. Puckett & Assoc., Inc., dated August 28, 2002, to which reference is made.

Together with the benefit and burdens of the Easement Agreement for access and utilities recorded in Book 3616 page 972, Durham County Registry.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 4437 Neal Road (aka 4437 Hillsborough Rd.) Durham, NC and a tax parcel #175245.