

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jun 28 09:34 AM NC Rev Stamp: \$ 1900.00
Book: 7962 Page: 791 Fee: \$ 26.00
Instrument Number: 2016021082
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Tax id: **139330**
RS: \$ 1,900.00
Prepared by: Law Offices of W. Richard Jamison, PLLC
Return to: Grantee at 4511 Durham Chapel Hill Blvd., Durham, NC 27707

THIS DEED made this 24th day of June, 2016, by and between **Reynolds Properties, LLC**, a North Carolina limited liability company, Grantor, and **MKD Properties, LLC**, 4511 Durham Chapel Hill Blvd., Durham, NC 27707, Grantee, 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 and Orange County, North Carolina and more particularly described as follows:

See attached "EXHIBIT A."

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2725, Page 921, 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 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 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, rights of way and restrictions of record.

Ad valorem taxes for 2016 and subsequent years.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first written above:




Russell D. Reynolds, Manager

STATE OF NORTH CAROLINA - COUNTY OF DURHAM

I, W. Richard Jamison, a Notary Public of the County of Durham, State of North Carolina, do hereby certify that **Russell D. Reynolds** personally appeared before me this day and acknowledged that he is a Manager of JPB Investments, LLC, a North Carolina limited liability company, and by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on it behalf as its act and deed.

Witness my hand and notarial seal, this 24th day of June, 2016.

W. Richard Jamison
Notary Public
Durham County, NC
My Commission Expires 10/22/2019



Notary Public
My Commission Expires: 10/22/19

X Helen L. Reynolds
Helen L. Reynolds, Manager

STATE OF NORTH CAROLINA - COUNTY OF DURHAM

I, W. Richard Jamison, a Notary Public of the County of Durham, State of North Carolina, do hereby certify that **Helen L. Reynolds** personally appeared before me this day and acknowledged that he is a Manager of JPB Investments, LLC, a North Carolina limited liability company, and by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on it behalf as its act and deed.

Witness my hand and notarial seal, this 24th day of June, 2016.

**W. Richard Jamison
Notary Public
Durham County, NC
My Commission Expires 10/22/2019**

W. Richard Jamison
Notary Public
My Commission Expires: 10/22/19

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Sharon A. Davis, Durham County Register of Deeds

By: _____
Deputy/Assistant – Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at a stake on the southeastern right of way of U.S. Highway 15-501 By-Pass, said stake being also located at the westernmost corner of Tract 2 as shown on the plat hereinafter referred to, and running thence along and with the southwestern line of said Tract 2 South $29^{\circ} 48' 20''$ East 306.88 feet to a stake in the line of H. E. Stephenson, Sr.; thence along and with said Stephenson line North $86^{\circ} 20' 45''$ West 178.95 feet to a stake, a corner of Stephenson; thence continuing with said Stephenson line North $30^{\circ} 01' 45''$ West 208.27 feet to a stake in the southeastern right of way of U.S. Highway 15-501 By-Pass; thence along and with said highway North $60^{\circ} 11' 40''$ East 150.00 feet to a stake, the point and place of BEGINNING, and BEING all of **Tract 3, PROPERTY OF HOME SAVINGS AND LOAN ASSOCIATION**, as shown on the plat recorded at **Plat Book 94, Page 36, Durham County Registry**, to which plat reference is hereby made for a more particular description.

address: **4503 Durham Chapel Hill Boulevard, Durham, NC 27707**

PIN: **0800-02-85-0483**