

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Oct 02 01:37 PM NC Rev Stamp: \$ 1930.00  
Book: 8281 Page: 579 Fee: \$ 26.00  
Instrument Number: 2017034769  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$1,930.00**

Parcel Identifier No. 175417 Verified by Durham County on the \_\_\_\_\_ day of September, 2017

Mail/Box to: Miller, Rod, and Smith, LLC, 113 Canter Place, Durham, NC 27712

This instrument was prepared by: G. Kevin Stewman, (919) 425-0661

Brief description for the Index: Lot 2, 1.339 acres, PB 146/31

**THIS DEED made this latest day set forth in the notary block below by and between**

**GRANTOR**

**GRANTEE**

Sable Associates, LLC

Miller, Rod, and Smith, LLC

Grantor Address:

Property Address:

2101 West Club Boulevard, Durham, NC 27705

4611 Hillsborough Road, Durham, NC 27705

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See attached Legal Description Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5772, Page 183.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 146, Page 31.

**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:

Easements and encumbrances of record. Taxes due for 2017 and thereafter.

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

Sable Associates, LLC

By: Stephen M. Schewel (SEAL)  
Stephen M. Schewel, Manager

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City of DURHAM and State aforesaid, certify that ~~STEPHEN M. SCHEWEL~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20<sup>th</sup> day of SEPTEMBER

Lynne DePaolo  
Notary Public  
Notary Name: LYNNE DEPAOLO  
My Commission Expires 7-11-2022

Affix Seal in blank space above (not over text)

State of North Carolina - County of DURHAM

I, LYNNE DEPAOLO, the undersigned Notary Public of the County of DURHAM and State aforesaid, certify that Stephen M. Schewel personally came before me this day and acknowledged that he is the Manager of Sable Associates, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 20<sup>th</sup> day of September, 2017.

Lynne DePaolo  
Notary Public  
Notary Name: LYNNE DEPAOLO  
My Commission Expires 7-11-2022

Affix Seal in blank space above (not over text)



## **Legal Description Exhibit A**

**LYING AND BEING SITUATE IN DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LYING ON THE SOUTH SIDE OF HILLSBOROUGH ROAD AND BEING ALL OF LOT 2, CONTAINING 1.339 ACRES, MORE OR LESS, AS SHOWN ON PLAT AND SURVEY THEREOF BY TRIANGLE SURVEYORS DATED FEBRAURY 4, 2000, AND RECORDED IN PLAT BOOK 146 AT PAGE 31 OF THE DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.**

**Parcel ID(s): 175417**

**Durham County, North Carolina**

**Commonly known as 4611 Hillsborough Road, Durham, NC 27705**