

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 SEP 19 03:31:47 PM
BK: 7569 PG: 360-364
DEED
FEE: \$25.00
EXCISE TAX: \$476.00
INSTRUMENT # 2014028815
APRIL J



2014028815

238,000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$476.00~~

Parcel Identifier No.: _____ Verified by _____ County on the ____ day of _____, 2014

By: _____

Mail to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney at Law

Brief description for the Index: 4630 Hillsborough Rd. and 4535 Hillsborough Rd., Durham, NC

THIS DEED made this 8th day of September, 2014, by and between

GRANTOR

GRANTEE

JAN NEAL COOLS and spouse,
JOSEPH COOLS; and
450 E. Ridge Street
Marquette, MI 49855

PAMELA NEAL BEASON and spouse,
LESTER BEASON
221 Horton Lane NW
Albuquerque, NM 87114

ORANGEWOOD DRIVE BUSINESS COMPLEX,
LLC, a N.C. Limited Liability Company

Mailing Address: 4205 Pleasant Green Rd.
Durham, NC 27705

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

BEING those tracts or parcels of land described on Exhibit A attached hereto.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTORS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7508 Page 261.

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:

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

Jan Neal Cools (SEAL)
Jan Neal Cools

Joseph Cools (SEAL)
Joseph Cools

Pamela Neal Beason (SEAL)
Pamela Neal Beason

Lester Beason (SEAL)
Lester Beason

STATE OF MICHIGAN - COUNTY OF Cooshibic

I, Michele D. Lane, a Notary Public of the aforesaid County and State, do hereby certify that JAN NEAL COOLS and spouse, JOSEPH COOLS, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 10th day of September, 2014.

My Commission Expires: May 12, 2019

Michele D. Lane
Notary Public



THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTORS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7508 Page 261.

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:

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

_____(SEAL)

Jan Neal Cools

_____(SEAL)

Joseph Cools

Pamela Neal Beason (SEAL)

Pamela Neal Beason

Lester Beason (SEAL)

Lester Beason

STATE OF MICHIGAN - COUNTY OF _____

I, _____ a Notary Public of the aforesaid County and State, do hereby certify that JAN NEAL COOLS and spouse, JOSEPH COOLS, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2014.

My Commission Expires: _____

Notary Public

STATE OF NEW MEXICO- COUNTY OF Bernalillo

I, Andrea Chavez, a Notary Public of the aforesaid County and State, do hereby certify that PAMELA NEAL BEASON and spouse LESTER BEASON, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 9th day of September, 2014.

My Commission Expires: 11/8/2017

Andrea Chavez
Notary Public



OFFICIAL SEAL
ANDREA CHAVEZ
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 11/8/17

EXHIBIT A

Tract One: 4630 Hillsborough Road, Durham, NC 27705

That certain parcel located on Hillsborough Road (U.S. Highway 70) shown as the property of Marvin A. Neal with an area of 34,465.65 square feet according to the plat entitled "Recombination Map for Marvin A. & Snowdine Neal" recorded May 3, 1990 in Plat Book 123, Page 16, Durham County Registry. This is part of the property acquired by Martin A. Neal by deed recorded in Book 247, page 437, Durham County Registry. PIN No.: 175632.

Tract Two: 4535 Hillsborough Road, Durham, NC 27705

That certain 12 foot wide parcel located on the north side of Hillsborough Road consisting of all the property owned by Snowdine C. Neal adjoining the east side of West Hills - East Annex subdivision, a part of which parcel is shown on the plat of the Property of Edwin Neal Cook as recorded in Plat Book 100, Page 54, Durham County Registry. This parcel is further described as BEGINNING at a control corner located South 88° 45' East 200.07 feet from the intersection of Anthony Drive and Hillsborough Road, running thence North 6° 03' 47" East 1,031.50 feet to an iron; running thence South 88° 45' East 12.04 feet to an iron; running thence South 6° 03' 47" West 1,031.50 feet to an iron in the northern right of way of Hillsborough Road, running thence North 88° 45' West 12.04 feet to the point and place of BEGINNING. PIN No.: 175552.