

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 FEB 25 04:48:48 PM
BK: 7879 PG: 362-368
DEED
FEE: \$26.00
EXCISE TAX: \$2,000.00
INSTRUMENT # 2016005607
MDEGREE



2016005607

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney
Return to Grantee
Excise tax: \$2,000.00

Mailing address of Alene O. Thomas and Danny J. Thomas: 4208 Champaign Drive,
Durham, NC 27707

Mailing address of Linda O. Justice and J. Alan Justice: 450 CC Andrews Road,
Timberlake, NC 27583

Mailing address of Guerry W. O'Briant and Marie M. Ministero: 1615 Efland Cedar
Grove Road, Efland, NC 27243

Mailing address of James Leon O'Briant and Janete Romano O'Briant: 106 Shadow
Ridge Place, Chapel Hill, NC 27516

Mailing address of Grantee: POB 14466, RTP, NC 27709

The property described herein does not include the Grantor's present primary residence.

THIS DEED, dated February 7, 2016, is from Alene O. Thomas and husband, Danny J. Thomas; Linda O. Justice and husband, J. Alan Justice; Guerry W. O'Briant and wife, Marie M. Ministero; and James Leon O'Briant and wife, Janete Romano O'Briant, all herein jointly called the Grantor, to 919 Storage Hopson Road, LLC, a North Carolina limited liability company, herein called the Grantee.

Marie M. Ministero executes this document individually and as attorney-in-fact for Guerry W. O'Briant.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to Grantee, in fee simple, all of the following-described real estate lying in Durham County, North Carolina, and more particularly described as follows:

Lying on the south side of Hopson Road and BEING all of the parcel that, on the plat of Hopson Road Self Storage Center, which plat is on file in Plat Book 195, page 48, Durham County Registry, is labeled "LEON R. OBRIANT ESTATE, PARCEL ID: 157865, PIN: 0747-03-33-6832, D.B. 1191-E/89, P.B. 181/287, AREA: 6.982 ACRES." (commas added.)

(Ralph Leon O'Briant, a prior owner of this property, died on April 24, 2013.)

TO HAVE AND TO HOLD the aforesaid real estate and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

Alene O. Thomas (SEAL)
Alene O. Thomas

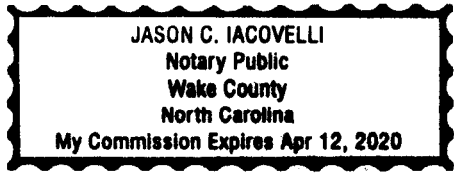
Danny J. Thomas (SEAL)
Danny J. Thomas

STATE OF NORTH CAROLINA, COUNTY OF Orange

I, Jason Iacovelli, a notary public for the aforesaid state and county, hereby certify that Alene O. Thomas and Danny J. Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 8 day of February 2016.

Jason Iacovelli
Notary Public

My commission expires: 4-12-20



Guerry W. O'Briant by his attorney in fact Marie M. Ministero (SEAL)
Guerry W. O'Briant, by his attorney in fact,
Marie M. Ministero

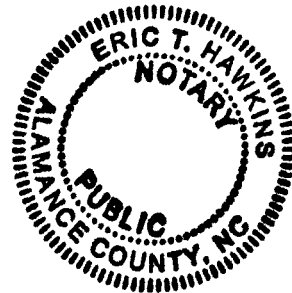
Marie M. Ministero (SEAL)
Marie M. Ministero

State of North Carolina, County of Alamance

I, Eric T. Hawkins, a notary public of the aforesaid county and state, do hereby certify that Marie M. Ministero, as attorney-in-fact for Guerry W. O'Briant, personally appeared before me this day and being by me duly sworn says that she executed the foregoing instrument for and in behalf of Guerry W. O'Briant, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Orange County, North Carolina (recorded on August 27, 2014, in Book 5838, page 505), and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that she acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of said Guerry W. O'Briant. Witness my hand and official stamp or seal, this 11 day of February 2016.

Eric T. Hawkins
Notary Public

My commission expires: 6 Nov 2017

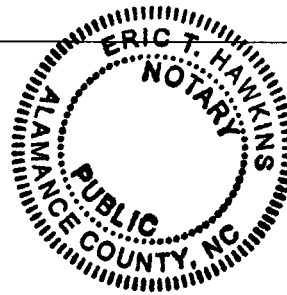


STATE OF NORTH CAROLINA, COUNTY OF Alamance

I, Eric T. Hawkins, a notary public for the aforesaid state and county, hereby certify that Marie M. Ministero personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 11 day of February 2016.

Eric T. Hawkins
Notary Public

My commission expires: 6 Nov 2017



James Leon O'Briant (SEAL)
James Leon O'Briant

Janete Romano O'Briant (SEAL)
Janete Romano O'Briant

STATE OF NORTH CAROLINA, COUNTY OF Orange

I, Roberto Montenegro, a notary public for the aforesaid state and county, hereby certify that James Leon O'Briant and Janete Romano O'Briant personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 12th day of February 2016.

Roberto Montenegro
Notary Public

My commission expires: November 18, 2018

Roberto Montenegro
NOTARY PUBLIC
Durham County, NC
My Commission Expires 11-18-18

Linda O Justice (SEAL)
Linda O. Justice

J. Alan Justice (SEAL)
J. Alan Justice

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, Gary K. Berman, a notary public for the aforesaid state and county, hereby certify that Linda O. Justice and J. Alan Justice personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 24 day of February 2016.

Gary K. Berman
Notary Public

My commission expires: January 9, 2018

