

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2018 Dec 21 01:06:02 PM  
 BK:8568 PG:267-269  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2018043873  
 EXCISE TAX: \$10,000.00



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$10,000.00

Parcel Identifier No. 206063; 206064 & 206065

Mail after recording to: Grantee

This instrument was prepared by: Stark Law Group, PLLC, 5925 Farrington Road, Ste. 200, Chapel Hill, NC 27517

Brief description for the Index: 4904, 4852 & 4818 Durham-Chapel Hill Blvd., Durham

THIS DEED made this 19<sup>th</sup> day of December, 2018, by and between

Grantor	Grantee
<p><b>Oakridge 58 Investors,                      A North Carolina General                      Partnership</b></p>	<p><b>(1) Louis P. Gonzalez, Trustee for the Louis P. Gonzalez Revocable Trust (a 25% undivided interest);</b>  <b>(2) Anna M. Gonzalez, Trustee for the Anna M. Gonzalez Revocable Trust (a 25 undivided interest);</b>  <b>(3) Cheryl Means Howlett and Christopher R. Howlett, Co-Trustees for the Cheryl Means Howlett Revocable Trust dated 11/1/16 as amended (a 28% undivided interest);</b>  <b>(4) Kathryn Howlett Abrams, a free trader (a 11% undivided interest); and</b>  <b>(5) Christen M. Howlett, unmarried (a 11% undivided interest)-Together as Tenants in Common</b></p> <p><b>Mailing Address: 16122 Morehead, Chapel Hill, NC 27517</b></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 Durham County, North Carolina and more particularly described as follows:

see attached "EXHIBIT A"

All or a portion of the property herein conveyed \_\_\_ does / X does not include the primary residence of a Grantor.

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:

1. Ad valorem taxes for 2019 and subsequent year taxes not yet due and payable.
2. Any and all easements, restrictions and/or rights of way of record.

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

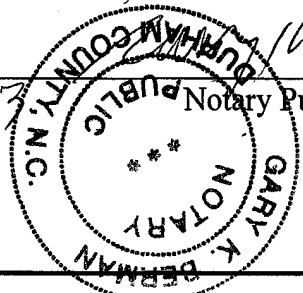
**Oakridge 58 Investors, a North Carolina General Partnership**

By: Yuan-Shen Huang (SEAL)      By: Shu Mei Huong (SEAL)  
 Yuan-Shen Huang, General Partner      Shu Mei Huong, General Partner

State of NORTH CAROLINA - County of Durham

I, Gary K. Bertram, a Notary Public of the County and State aforesaid, do hereby certify that **Yuan-Shen Huang** and **Shu Mei Huong** personally appeared before me this day and acknowledged that they are the General Partners of **Oakridge 58 Investors**, a North Carolina General Partnership, and by authority duly given, they executed the foregoing instrument in its name and on its behalf for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of December, 2018.

My Commission Expires: January 9, 2023 \_\_\_\_\_  
Notary Public



**“EXHIBIT A”**

**PARCEL 1:**

**Tract 13 (4904 Durham-Chapel Hill Blvd – Parcel 206063)**

**Tract 14 (4852 Durham-Chapel Hill Blvd – Parcel 206064)**

**Tract 15 (4818 Durham-Chapel Hill Blvd – Parcel 206065)**

LYING on the North side of 15/501 and West of New Hope Creek and BEING all of TRACT 13 containing 1.99 acres; TRACT 14 containing 1.99 acres and TRACT 15 containing 1.99 acres, according to survey and plat entitled, “Recombination Map of the Property of Oakridge 58 Investors Partners for Regions Development,” as prepared by McKim & Creed, Engineers, dated December 9, 2006 and recorded in Plat Book 178, Page 43, Durham County Registry.

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