

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Dec 02 01:59 PM NC Rev Stamp: \$ 4400.00
Book: 8080 Page: 23 Fee: \$ 26.00
Instrument Number: 2016042303
DEED

Prepared by and after
recordation return to:

Elizabeth J. Zook
Carruthers & Roth, P.A.
P.O. Box 540
Greensboro, NC 27402
(as counsel to Grantor only)

Excise Tax: \$4,400.00

Tax Parcel Identification No. 140346

NORTH CAROLINA

GENERAL WARRANTY DEED

DURHAM COUNTY

THIS GENERAL WARRANTY DEED made this 30th day of November, 2016, by and between **BANK OF NORTH CAROLINA**, a North Carolina banking corporation ("Grantor"), whose address is 3980 Premier Drive, Suite 210, High Point, North Carolina 27265, and **TRI-CITY INVESTMENTS 2 LLC**, a North Carolina limited liability company ("Grantee"), whose address is 1305 East Broad Street, Ste. 36, Rockingham, North Carolina 28379. 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.

The Property (as defined below) is not the personal residence of Grantor.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee

simple, all that certain lot or parcel of land situated in Triangle Township, Durham County, North Carolina and more particularly described as follows (the "Property"):

Being all of parcel 6A containing 2.34 acres, more or less, as shown on the plat recorded in Plat Book 154, Page 163, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7075, Page 499, Durham County Registry.

A map showing the Property is recorded in Plat Book 154, Page 163, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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 except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

All easements, restrictions, and rights of way of record, any matters that would be disclosed by an accurate ATLA/ACSM survey, and the lien for ad valorem taxes for the current and subsequent years.

[Signatures Begin on the Following Page]

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed the day and year first above written.

Bank of North Carolina, a North Carolina banking corporation

By: *John D. Freeman*
John D. Freeman
Senior Vice President

Guilford County, State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John D. Freeman.

Date: 11-30-2016

(Official Seal)

Anita F. White
Print Name: Anita F. White
Notary Public
My Commission expires: 9-2-2018

