

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 AUG 31 04:22:23 PM
BK: 7778 PG: 378-380
DEED
FEE: \$26.00
EXCISE TAX: \$2,700.00
INSTRUMENT # 2015029188
APRILJ



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,700.00

Parcel Identifier No. 175261 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 1.74 acres – John K. Woody, Jr. Property – PB 90-68

THIS DEED made this 10 day of August, 2015, by and between

GRANTOR	GRANTEE
Emerald Neal Road, LLC, a North Carolina limited liability company ADDRESS: 4675 MacArthur Court, Suite 1550 Newport Beach, CA 92660	SARAM, LLC, a North Carolina limited liability company ADDRESS: 53330 Foxlair Road Chapel Hill, NC 27516

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

BEING all of that 1.74 acres of the John K. Woody, Jr. Property as recorded in Plat Book 90, Page 68, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7384, Page 6 and Corrective Affidavit in Book 7517, Page 527, Durham County Registry.

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 90, Page 68, Durham County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. 2015 ad valorem taxes.
- 2. Restrictive covenants, easements and right-of-ways of record.

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

Emerald Neal Road, LLC,
a North Carolina limited liability company

BY: Sabal Financial Group, L.P.,
a Delaware limited partnership, its Manager

BY: _____ (SEAL)

R. Patterson Jackson,
President and CEO

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that R. Patterson Jackson personally came before me this day and acknowledged that he is the President and CEO of Sabal Financial Group, L.P., a Delaware limited partnership, Manager of Emerald Neal Road, 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 _____ day of _____, 2015.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name Notary Public

SEE ATTACHMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On August 26, 2015, before me, Jennifer L. Webb, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Jennifer L. Webb* (SEAL)
Signature of Notary Public

