

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 Dec 29 09:55:31 AM  
BK:8339 PG:84-86  
DEED  
FEE: \$28.00  
INSTRUMENT # 2017045831  
EXCISE TAX: \$3,000.00  
SMMARSH  
  
2017045831

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$3,000

Parcel Identifier No. 153792 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee - ATTN: Dilip Ganghi @ 9201 Leesville Rd., Ste. 201, Raleigh, NC 27613

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: 7.359 acres, more or less

THIS DEED made this \_\_\_\_\_ day of December, 2017, by and between

GRANTOR	GRANTEE
OLIVER W. ALPHIN, JR. (Unmarried)	GANDHI AT SPV, LLC a North Carolina limited liability company
Address: 476 N. Anderson Blvd. Topsail Beach, NC 28445	Property Address: 5019 NC 55 Hwy. Durham, NC

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

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3666, Page 481.

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:

Subject to all easements, restrictions and rights-of-way of record.

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

Oliver W. Alphin, Jr. (Seal)  
OLIVER W. ALPHIN, JR.

\_\_\_\_\_ (Seal)

State of North Carolina - County of Durham

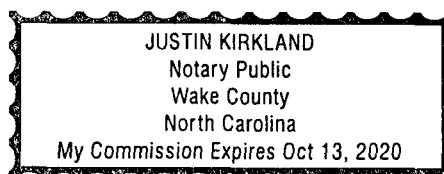
I, the undersigned Notary Public of Wake County and State of North Carolina, do hereby certify that **OLIVER W. ALPHIN, JR.** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13<sup>th</sup> day of December, 2017.

(SEAL)

Sign: [Signature]  
Print: Justin Kirkland - Notary Public

My Commission Expires: 10/13/2020



## EXHIBIT A

Beginning at a stake on the east side of NC Highway 55 at a southeast corner of property belonging now or formerly to W.H. Lowe and run thence with W.H. Lowe's south line South 83 deg. 57 min. 41 sec. East 687.55 feet to a stake on the west side of the CSX Railroad right-of-way; thence with the CSX Railroad South 12 deg. 04 min. 36 sec. West 480.45 feet to a stake; thence with the north side of a 30 foot wide utility easement shown in Plat Book 102, page 169, North 84 deg. 50 min. 11 sec. West 633.87 feet to a stake on NC Highway 55; thence with the east side of NC Highway 55 as it curves to the right along a curve having a radius of 5698.58 feet an arc distance of 487.62 feet to the place where this description began and BEING a tract containing 7.36 acres, more or less, as shown on map entitled "Survey of Alphin Enterprises" by S.D. Puckett & Assoc., Inc., Stephen D. Puckett PLS, dated June 14, 2002, to which reference is made.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 5019 NC 55 Hwy. , Durham, NC and a tax parcel #153792