

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 MAY 18 12:46:21
 BK: 7932 PG: 437-439
 DEED
 FEE: \$26.00
 EXCISE TAX: \$2,050.00
 INSTRUMENT # 2016015568
 APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2,050.00

Parcel Identifier No. 153773 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee 3115 Wild Meadow Drive, Durham, NC 27705

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Lot C

THIS DEED made this 12th day of May, 2016, by and between

GRANTOR	GRANTEE
<p>CURRIN-PATTERSON PROPERTIES IV LLC a North Carolina limited liability company</p>	<p>RICHARD LEE BARAB and wife, DOLORES M. BARAB</p>
<p>Address: 319 S. Sharon Amity Road, Ste. 300 Charlotte, NC 28211</p>	<p>Mailing Address: 3115 Wild Meadow Drive Durham, NC 27705</p>
	<p>Property Address: 5112 NC 55 Hwy. Durham, NC 27713</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 the City of _____, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3266, Page 959.

A map showing the above described property is recorded in Plat Book 30, Page 144 and Plat Book 151, Page 81.

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.

CURRIN-PATTERSON PROPERTIES IV LLC
a North Carolina limited liability company

By: Julie Patterson Anderson
Julie Patterson Anderson
Administrative Vice President

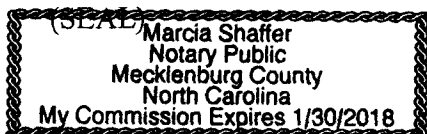
State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of Mecklenburg County and State of North Carolina, do hereby certify that **Julie Patterson Anderson as Administrative Vice President of CURRIN-PATTERSON PROPERTIES IV LLC, a North Carolina limited liability company** personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13th day of MAY, 2016.

Sign: Marcia Shaffer

Print: MARCIA SHAFER Notary Public



My Commission Expires: 1/30/2018

EXHIBIT A

Lying and being in Triangle Township, Durham County, North Carolina, and being more particularly described as follows:

All of BEGINNING at an existing iron pipe in the western line of the 150' right-of-way of North Carolina Highway No. 55 at the northeastern corner of Lot B as shown on the plat recorded in Plat Book 30, Page 144, Durham County Registry (hereinafter the "Recorded Plat"); running thence along and with the northern line of said Lot B, North 85 deg. 51' 17" West a distance of 388.83 feet to an existing iron pipe at the northwestern corner of said Lot B; running thence North 02 deg. 45' 00" East a distance of 100.00 feet to a point at the southwestern corner of Lot D as shown on the Recorded Plat; running thence along and with the southern line of said Lot D, South 85 deg. 49' 43" East a distance of 384.90 feet to an existing iron pipe in the western right-of-way line of said Highway 55 at the southeastern corner of said Lot D; running thence along and with the western line of said Highway 55, South 00 deg. 29' 53" West a distance of 100.00 feet to the POINT AND PLACE OF BEGINNING, containing 0.887 acres, more or less, as shown on the plat of survey entitled "Survey For Corr Bregman", dated 10/31/95, prepared by S. D. Puckett & Assoc., Inc., to which plat reference is hereby made for a more particular description of same, and being also described as all of Lot C as shown on the plat entitled "Property of E.C. & W.J. McGhee", recorded in Plat Book 30, Page 144, DURHAM County Registry, to which plat reference is hereby made for a more particular description, and being the same property acquired by Cor S. Bregman by deed recorded in Book 2135, Page 372, Durham County Registry.

NOTE: The above described Lot 2 is the same property shown on a subsequent recorded plat, recorded in Book 151 at Page 81. However, this later plat mistakenly refers to Lot C as Lot B.

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

This property has a street address of 5112 NC Highway 55, Durham, NC 27713 and a tax parcel #153773.