

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Mar 02 11:44 AM NC Rev Stamp: \$ 1450.00
 Book: 8135 Page: 37 Fee: \$ 26.00
 Instrument Number: 2017006952
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,450.00
 Parcel Reference No.: 180770 PIN: 0824-02-66-5500
 After recording return to: Grantee
 This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, PA
 (WITHOUT TITLE EXAMINATION)
 Brief description for the Index: Tract #2, Plat Book 129-222

THIS DEED is made as of the 2nd day of March, 2017, by and between

GRANTOR	GRANTEE
<p>CEBSR Properties, LLC, a North Carolina limited liability company, as to a 50% undivided interest as a tenant in common and C-Net Properties, LLC, a North Carolina limited liability company as to a 50% undivided interest as a tenant in common</p> <p>9131 Anson Way, Suite 305 Raleigh, NC 27615</p>	<p>DLLTRR, LLC, a North Carolina limited liability company</p> <p>P.O. Box 488 Roxboro, NC 27573</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 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 of that certain lot or parcel of land situated in the City of Durham, Lebanon Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "Stubbs Cole Breedlove Prentiss & Biggs, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3558, page 676, Book 4499, page 819, and Book 6216, page 66, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 129, page 222, Durham County Registry.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

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

Grantor covenants with 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 except for the exceptions hereafter stated.

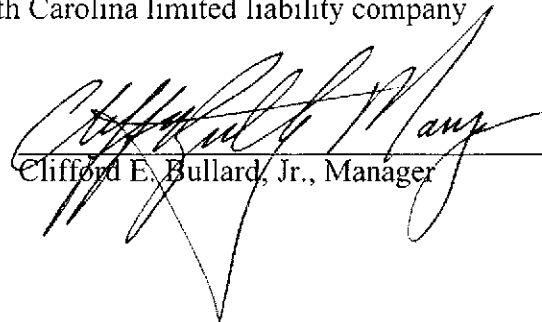
Title to the property described herein is subject to the following exceptions:

1. Ad valorem taxes for the year 2017 and subsequent years.
2. Enforceable easements, restrictions, and rights-of-way of record affecting title to the property conveyed herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

CEBSR Properties, LLC,
a North Carolina limited liability company

By:


Clifford E. Bullard, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Clifford E. Bullard, Jr.

Date: February 23, 2017

Notary Public: Teresa L Bowling

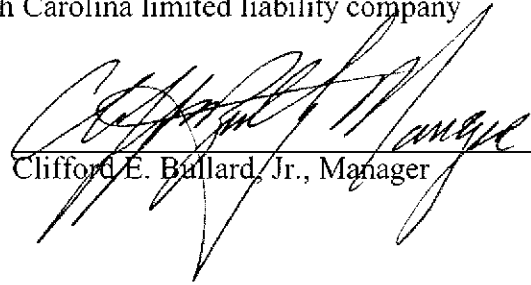
Printed Name: Teresa L Bowling

My Commission Expires August 25, 2018



C-Net Properties, LLC,
a North Carolina limited liability company

By:


Clifford E. Bullard, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Clifford E. Bullard, Jr.

Date: February 23, 2017

Notary Public: Teresa L Bowling

Printed Name: Teresa L Bowling

My Commission Expires August 25, 2018



EXHIBIT A

Lying and being in the City of Durham, Durham County, North Carolina, on the West side of the Roxboro Road and about 350 South of Latta Road. Bounded on the North by Bruce Simpson, on the South and West by other lands of Lowes Investment Corp., on the East by the Roxboro Road, and more particularly described as follows to wit:

BEGINNING at an iron re-bar, said point of beginning being the point of beginning in a Deed by B.K.B., Inc. to Lowes Investment Corp., dated May 9, 1986, and recorded in Deed Book 1278, Page 193, Durham County Registry, and running thence as the Western right of way line (50 feet from center line) of Roxboro Road South 12 degrees 12 min. 54 sec. East 165.0 feet to a new re-bar, thence as a new line South 83 degrees 24 min. 32 sec. West 300 feet to a new re-bar, thence North 12 degrees 12 min. 54 sec. West 165 feet to a re-bar in an original line of the tract of which this is a part, thence as said original line North 83 degrees 24 min. 32 sec. East 300.0 feet to the beginning containing 1.13 acre more or less and being a portion of the land conveyed from B.K.B., Inc. to Lowes Investments Corp., May 9, 1986, and recorded in Deed Book 1278, Page 193, Durham County Registry.

And also described as Tract #2 in the Final Plat of Lowe's Home Centers, Inc., dated April 8, 1993, prepared by Phillip B. Culbreth, RLS, and recorded in Plat Book 129, at Page 222, Durham County Registry.