

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Apr 30 04:42:39 PM
BK:8413 PG:532-534
DEED
FEE: \$26.00
INSTRUMENT # 2018014283
EXCISE TAX: \$250.00



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 250.00

Parcel Identifier No. 147354 & 147359 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

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

Brief description for the Index: Lots 8, 9, 10 and 23 Lake View Subdivision PB 18 @ PG 145

THIS DEED made this 10 day of April, 2018, by and between

GRANTOR	GRANTEE
<p>TICON, INC. a North Carolina corporation</p> <p>Address: 5836 Fayetteville Road, Ste. 203 Durham, NC 27713</p>	<p>JIREHTECH INC. a North Carolina corporation</p> <p>Mailing Address: 2600 Historic Circle Morrisville, NC 27560</p> <p>Property Address: 5315 & 5317 Fayetteville Rd. Durham, NC</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 _____, Patterson 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 960, Page 395.

A map showing the above described property is recorded in Plat Book 18, Page 145.

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.

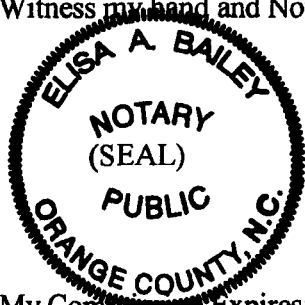
TICON, INC.
a North Carolina corporation

BY: [Signature] (Seal)
W. Jack McGhee, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of Orange County and State of North Carolina, do hereby certify that **W. Jack McGhee, as President of Ticon, Inc., a North Carolina corporation** 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 10th day of April, 2018.



Sign: [Signature]
Print: ELISA A Bailey - Notary Public

My Commission Expires: 2/5/2022

EXHIBIT A

BEING all of Lots 8, 9, 10 and 23, as shown on plat of the LAKE VIEW SUBDIVISION, by J. Ralph Weaver, RLS, dated January 12, 1948 and recorded in Plat Book 18 at Page 145, Durham County Registry, to which reference is hereby made. For further reference, see deeds from W.E. Dark and wife, Lillie J. Dark to Robert Pretty and wife, Mamie Pretty in Books 188 and 202, Pages 581 and 372.

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

Lots 8, 9 and 10 have a street address of 5317 Fayetteville Road, Durham, NC and a tax parcel #147354.

Lot 23 has a street address of 5315 Fayetteville Road, Durham, NC and a tax parcel #147359.