

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jul 08 10:56 AM NC Rev Stamp: \$ 1490.00
Book: 7971 Page: 175 Fee: \$ 26.00
Instrument Number: 2016022519
DEED

Excise Tax \$ 1,490.00

[Recording Time, Book and Page]

Tax Lot No. _____ Parcel Identifier No. 153860 & 153862
Verified by Durham County on the _____ day of _____, 2016
by _____

Mail after recording to SANDACRES LLC
2011 ROCK SPRING ROAD, FOREST HILLS, MD 21050

This instrument was prepared by STEWMAN, BOOKER & LOVE LAW, PC

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of July, 2016, by and between

GRANTORS	GRANTEE
PAULA K. RUSSELL CLAUDE B. RUSSELL DAVID B. RUSSELL SHARON RUSSELL 101 CULP HILL DRIVE DURHAM, NC 27517	SANDACRES LLC 2011 ROCK SPRING ROAD FOREST HILLS, MD 21050 PROPERTY ADDRESS: 5515 & 5517 NC HWY 55 Durham, NC 27713

THIS PROPERTY WAS NOT GRANTORS PRIMARY RESIDENCE

The designations "Grantors" 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.

Submitted electronically by "Stewman, Booker & Love Law, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do 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, Township, County of Durham, North Carolina, and more particularly described as follows:

See Attached Exhibit A

Together with and subject to any and all covenants, conditions, restrictions, reservations, easements and rights-of-way of public record.

The property hereinabove described was acquired by Grantor by distribution found in estate file 2010-E-842, Durham County, North Carolina, Clerk of Court.

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 Grantors covenant with the Grantee that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

APPLICABLE ZONING.

ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON RECORDED PLAT.

ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS ASSOCIATION PROVISIONS.

APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS.

2016 REAL PROPERTY TAXES.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Paula K. Russell (SEAL)
PAULA K. RUSSELL

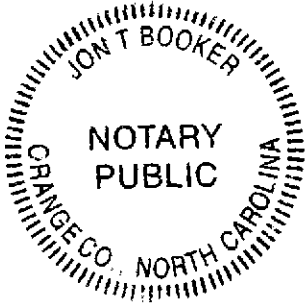
Claude B. Russell (SEAL)
CLAUDE B. RUSSELL

David B. Russell (SEAL)
DAVID B. RUSSELL

Sharon P. Russell (SEAL)
SHARON RUSSELL

SEAL-STAMP

NORTH CAROLINA, ORANGE COUNTY



I, a Notary Public of the County and State aforesaid, certify that PAULA K. RUSSELL, CLAUDE B. RUSSELL, DAVID B. RUSSELL and SHARON RUSSELL personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8th day of July, 2016.

My commission expires: 2/27/2018


Notary Public

TRACT 1: PARCEL # 153860

SITUATED IN TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, AND BEING ALL OF LOT 2, CONTAINING 1.623 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT ENTITLED "RECOMBINATION PLAT RECOMBINATION OF LOT 1 AND 2 OF THE PROPERTY OF M. B. RUSSELL AND WIFE ANNIE D. RUSSELL", DATED OCTOBER 17, 1996, SURVEYED BY STEPHEN D. PUCKETT, RLS, AND RECORDED IN PLAT BOOK 136, PAGE 184, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT 2: PARCEL # 153862

SITUATED IN TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, AND BEING ALL OF LOT 3, CONTAINING 1.893 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT ENTITLED "SUBDIVISION OF LOT 3 THE PROPERTY OF M. B. RUSSELL AND WIFE ANNIE D. RUSSELL", DATED MAY 14, 1997, SURVEYED BY STEPHEN D. PUCKETT, RLS, AND RECORDED IN PLAT BOOK 138, PAGE 83, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

LOT 3 IS SUBJECT TO THAT AGREEMENT TO MAINTAIN A PRIVATE DRIVEWAY, RECORDED IN BOOK 2385, PAGE 752, DURHAM COUNTY REGISTRY.

TRACT 1 AND TRACT 2: LESS AND EXCEPT THAT PORTION OF THE PROPERTIES CONVEYED BY DEED TO THE DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 3186, PAGE 490, DURHAM COUNTY REGISTRY, STATE HIGHWAY PROJECT 8.1403901; F.A. PROJECT HPSTP-55(12); ID NUMBER R-2906.