

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Sep 29 01:19 PM NC Rev Stamp: \$ 1600.00
Book: 8279 Page: 975 Fee: \$ 26.00
Instrument Number: 2017034532
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$1,600.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 0737-01-16-9142 & 0737-01-26-4307

Mail after recording to: Grantee
This instrument was prepared by: Kent D. Jones, Redding Jones, PLLC, 2907 Providence Road, Suite A303, Charlotte NC 28211

THIS DEED made this 20th day of September, 2017 by and between

GRANTORS

MARION C. PENNY and wife, ALICE W. PENNY, as to a 3/8 undivided interest;
A. CARL PENNEY and wife, CAROLYN D. PENNEY, as to a 1/8 undivided interest;
LURA P. STRINGER, unmarried as to a 1/8 undivided interest;
BRENDA E. JONES, TRUSTEE of the CLARA G. STEPHENS LIVING TRUST (originally dated November 24, 2009, and amended and restated November 9, 2012), as to a 3/8 undivided interest.

ADDRESS:

120 Penmarc Drive, Suite 118
Raleigh, NC 27603

GRANTEE

HC ALEXANDER PLACE, LLC, a North Carolina limited liability company

ADDRESS:

229 East Kingston Ave.
Charlotte, NC 28203

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

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 319, Page 468, of the Durham County Registry.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Marion C. Penny (SEAL)
Marion C. Penny
Alice W. Penny (SEAL)
Alice W. Penny

STATE OF N.C.
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: Marion C. Penny.

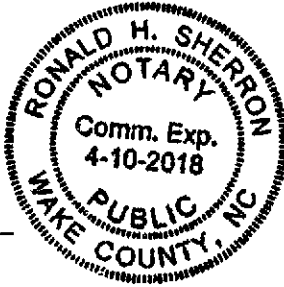
Witness my hand and official stamp or seal, this the 18th day of September, 2017.

My Commission Expires: 4/10/2018

Ronald H. Sherron
Notary Public

Print Notary Name: RONALD H. SHERRON

AFFIX SEAL



STATE OF N.C.
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: Alice W. Penny.

Witness my hand and official stamp or seal, this the 18th day of September, 2017.

My Commission Expires: 4/10/2018

Ronald H. Sherron
Notary Public

Print Notary Name: RONALD H. SHERRON

AFFIX SEAL



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Carolyn Denning Penney (SEAL)
Carolyn Denning Penney, as Attorney-in-Fact
for A. Carl Penney

Carolyn D Penney (SEAL)
Carolyn D Penney

STATE OF NC

COUNTY OF Forsyth

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: Carolyn D. Penney.

Witness my hand and official stamp or seal, this the 21st day of September, 2017.

My Commission Expires: 3-30-19

Romona W. Owens
Notary Public

Print Notary Name: Romona W. Owens

ROMONA W OWENS
Notary Public
Forsyth Co., North Carolina
My Commission Expires Mar. 30, 2019

Carolyn D. Penney

STATE OF NC

COUNTY OF Forsyth

I, Romona W. Owens, a Notary public in the aforesaid County and State, do hereby certify that Carolyn D. Penney, attorney-in-fact for A. Carl Penney, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of A. Carl Penney, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Registrar of Deeds of Durham County, North Carolina in Deed Book 7056, Page 28, on August 29, 2012, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Carolyn D. Penney acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said A. Carl Penney.

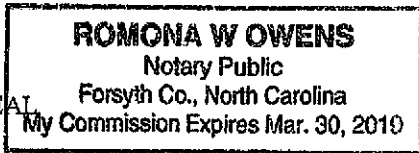
WITNESS my hand and official stamp or seal, this the 21st day of September, 2017.

My Commission Expires: 3-30-19

Romona W. Owens
Notary Public

Print Notary Name: Romona W. Owens

AFFIX SEAL



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Lura P. Stringer (SEAL)
Lura P. Stringer

STATE OF Pennsylvania

COUNTY OF Berks

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: Lura P. Stringer.

Witness my hand and official stamp or seal, this the 26th day of September, 2017.

My Commission Expires: 7-9-19

Louise Ann Mack
Notary Public

Print Notary Name: Louise Ann Mack

AFFIX SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Louise Ann Mack, Notary Public
Schuylkill Haven Boro, Schuylkill County
My Commission Expires July 9, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

CLARA G. STEPHENS LIVING TRUST (originally dated November 24, 2009, and amended and restated November 9, 2012)

By: Brenda E. Jones, Trustee (SEAL)

Name: Brenda E. Jones, Trustee of the Clara G. Stephens Living Trust (originally dated November 24, 2009, and amended and restated November 9, 2012)

STATE OF NC
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: Brenda E. Jones, as Trustee of the Clara G. Stephens Living Trust (originally dated November 24, 2009, and amended and restated November 9, 2012).

Witness my hand and official stamp or seal, this the 27 day of September, 2017.

My Commission Expires: June 28, 2020

Ramona G. Neely
Notary Public

Print Notary Name: Ramona G. Neely

_____ AFFIX SEAL

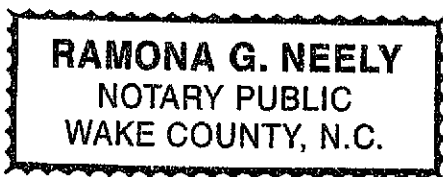


EXHIBIT A

Legal Description

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

~~BEING ALL of Lot 1 containing approximately 13.494 acres, and Lot 2 containing approximately 6.063 acres, as shown on the plat recorded in Plat Book 161, Page 19 of the Durham County Registry.~~