


FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 SEP 30 04:39:55 PM  
 BK: 7797 PG: 938-940  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$890.00  
 INSTRUMENT # 2015032952  
 SCEARNEL



2015032952

# North Carolina General Warranty Deed

Excise Tax: \$890.00

Parcel Identifier No.: Portions of: 149655, 149653 and 210286 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 2015

By: \_\_\_\_\_

Mail/Box to: Grantee Marilyn

This instrument was prepared by: Sonya N. Mohegova, Attorney at Law

Brief description for the Index: Portions of: 149655, 149653 and 210286

THIS DEED made this 2nd day of September 2015, by and between

GRANTOR	GRANTEE
HERNDON MANAGEMENT, LLC	GRANDIN TRACE, LLC
Mailing Address: 6705 Herndon Road Durham, NC 27713	Mailing Address: 5011 Southpark Drive, Suite 200 Durham, NC 27713
	Property Address: portions of: 6721 Amanda Road, Durham, NC 27713 4450 Grandale Drive, Durham, NC 27713, and 6901 Herndon Road, Durham, NC 27713

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 \_\_\_\_\_ Township, DURHAM County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein

**THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR, OR THE GRANTEE.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2974, Page 277, and Book 7724, Page 877, Durham County Registry.

A map showing the above-described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Durham County Registry. See also Plat Book 71, Page 24; Plat Book 129, Page 171; and Plat Book 194, Page 371, 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 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:

1. Subject to any and all liens, encumbrances, restrict covenants, easements and rights-of-way of record.
2. Subject to any unpaid real property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

HERNDON MANAGEMENT, LLC

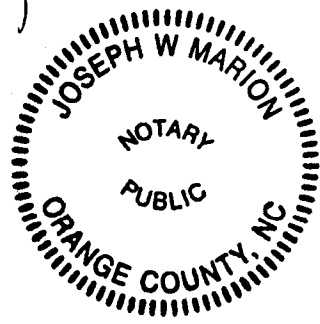
By: *St. Herndon* (SEAL)  
Steven Herndon, Manager

STATE OF NORTH CAROLINA, Orange COUNTY

I, Joseph W. Marion, a Notary Public of the aforesaid State and Orange County, do certify that Steven Herndon, Manager of HERNDON MANAGEMENT, LLC personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11<sup>th</sup> day of Sept., 2015

My commission expires: 11-20-2018 *Joseph W. Marion*  
Notary Public



## EXHIBIT "A"

BEGINNING at the iron pipe set in the west side of Grandale Drive, being the southeast corner of Tract 1 (the northeastern and common corner with Tract 2) in Block B, as shown on that plat entitled "Property of T.C. Herndon, Heirs" dated August 30, 1971 and recorded in Book 71, Page 24, Durham County Registry, running thence along the boundary of Tracts 1 and 2 North  $88^{\circ} 33' 00''$  West 302.56 feet to an existing iron pipe; thence North  $88^{\circ} 33' 34''$  West 47.45 feet to a stake; thence North  $1^{\circ} 02' 55''$  East 201.21 feet to a stake; thence North  $1^{\circ} 02' 55''$  East 775.73 feet to a stake in the northwestern boundary of Tract 1; thence North  $1^{\circ} 02' 55''$  East 55.79 feet to a stake; thence running with the northeastern boundary of Tract 3, along a curve turning to the left through  $7^{\circ} 48' 44''$ , having a radius of 797.00 feet, and whose long chord bears North  $56^{\circ} 58' 29''$  West for a distance of 108.59 feet to an existing iron pipe in the northeastern corner of the property of Jean Herndon; running thence North  $29^{\circ} 06' 17''$  East 30.00 feet to a stake in the center line of Amanda Road; running thence with the center line of Amanda Road, along a curve turning to the right through  $12^{\circ} 04' 19''$ , having a radius of 826.32 feet, and whose long chord bears South  $56^{\circ} 50' 52''$  East for a distance of 173.78 feet to a stake; thence continuing with the center line of Amanda road along a curve turning to the right through  $4^{\circ} 04' 52''$ , having a radius of 1005.92 feet, and whose long chord bears South  $45^{\circ} 30' 41''$  East for a distance of 71.63 feet to a stake; continuing thence along a curve turning to the right through  $13^{\circ} 31' 01''$ , having a radius of 1005.92 feet, and whose long chord bears South  $36^{\circ} 42' 44''$  East for a distance of 236.76 feet to a stake; running thence South  $33^{\circ} 03' 49''$  East 156.86 feet to a stake in the west side of Grandale Drive; running thence along and with the western right-of-way of Grandale Drive South  $1^{\circ} 59' 28''$  West 52.25 feet to a stake; thence continuing along with the western right-of-way of Grandale Drive South  $1^{\circ} 02' 55''$  West 603.20 feet to a stake, the place of BEGINNING, and being all of that 6.859 acre parcel of land shown on the plat of survey entitled "Exempt Subdivision Plat Prepared for Herndon Grandale" prepared by Robert Murphy, PLLC, Professional Land Surveying, dated September, 2015 and recorded in Book \_\_\_\_ Page \_\_\_\_, Durham County Registry of Deeds.