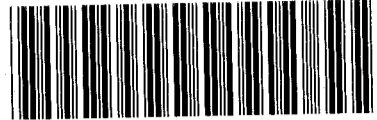


FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2017 JAN 25 12:56:12  
 BK:8112 PG:811-815  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,383.00  
 INSTRUMENT # 2017002537  
 APRILJ



2017002537

Excise Tax: \$1,383.00

Parcel ID Number: Out of 0850-01-96-8721

Prepared By: Barringer Sasser, LLP (Grantors' Legal Counsel)

Mail To: Schell Bray PLLC, 100 Europa Dr. Suite 271, Chapel Hill, NC 27517Brief Description for Index: 19.237 ± acres PB 196, Pg. 388, Durham County Registry**GENERAL WARRANTY DEED**THIS DEED is made this 24th day of January, 2017, by and between:GRANTOR: JANICE S. SHERRON, Widow  
(an 8% undivided interest)

JANICE S. SHERRON (a/k/a JANICE SHERRON), TRUSTEE OF THE  
 TESTAMENTARY TRUST ESTABLISHED UNDER THE WILL OF JULIE S.  
 PAINTER DATED JANUARY 7, 2004 FOR THE BENEFIT OF KRISTEN B.  
 PAINTER  
 (a 4% undivided interest)

JANET H. SHERRON (a/k/a JANET RUTH SHERRON), Widow  
 (an 84% undivided interest)

Address: 1404 Bloomsbury Manor Drive  
 Durham, North Carolina 27703

DOUGLAS V. PAINTER (a/k/a DOUGLAS PAINTER or SCOTT DOUGLAS  
 PAINTER), TRUSTEE OF THE TESTAMENTARY TRUST ESTABLISHED  
 UNDER THE WILL OF JULIE S. PAINTER DATED JANUARY 7, 2004 FOR  
 THE BENEFIT OF BRANTLEY V. PAINTER  
 (a 4% undivided interest)

Address: 3033 Wake Forest Highway  
 Durham, North Carolina 27703

GRANTEE: LENNAR CAROLINAS, LLC

Address: 909 Aviation Parkway, Suite 1500  
 Morrisville, North Carolina 27560

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

**WITNESSETH:**

THE GRANTOR, for valuable consideration paid by the Grantee, the sufficiency and receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, in fee simple, that certain tract or parcel of real property described as follows:

BEING all of "New Parcel 1" (containing 19.237 acres) as shown on that certain plat entitled "Exempt Plat for: Sherron Rd Tract", recorded in Plat Book 196, Page 388, Durham County Registry.

The property herein above described was acquired by Grantor by instrument recorded in Book 6096, Pages 120-122, Durham County Registry.

Grantor hereby affirms that no portion of the property described herein contains the primary residence of any Grantor.

TO HAVE AND TO HOLD the real property 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 said real property in fee simple, has the right to convey the same in fee simple, that the 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 hereinafter stated.

Title to the property hereinabove described is subject to the exceptions shown on Exhibit A attached hereto and hereby incorporated by reference.

**IN WITNESS WHEREOF**, the Grantor has hereunto set their hand and seal, all as of the day and year first above written.

Janet H. Sherron by and through  
her attorney-in-fact Janice  
Sprinkle Sherron (SEAL)  
Janet H. Sherron, (a/k/a Janet Ruth Sherron)  
by and through her attorney-in-fact, Janice Sprinkle  
Sherron

Janice S. Sherron (SEAL)  
Janice S. Sherron

TESTAMENTARY TRUST ESTABLISHED UNDER  
THE WILL OF JULIE S. PAINTER DATED JANUARY  
7, 2004 FOR THE BENEFIT OF BRANTLEY V.  
PAINTER

By: Douglas Painter, Trustee  
Douglas V. Painter (a/k/a Douglas Painter), Trustee

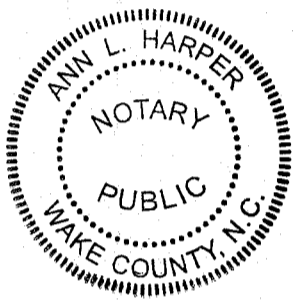
TESTAMENTARY TRUST ESTABLISHED UNDER  
THE WILL OF JULIE S. PAINTER DATED JANUARY  
7, 2004 FOR THE BENEFIT OF KRISTEN B. PAINTER

By: Janice S. Sherron Trustee  
Janice S. Sherron (a/k/a Janice Sherron), Trustee

NORTH CAROLINA  
WAKE COUNTY

I, Ann L. Harper, a Notary Public of Wake County, North Carolina, certify that JANICE SPRINKLE SHERRON, as Attorney-in-Fact for JANET H. SHERRON (aka Janet Ruth Sherron), personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument herself for and on behalf of the said JANET H. SHERRON (aka Janet Ruth Sherron) and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on the 12th day of January, 2017 and which was recorded in Book 8106 at Page 131 in the office of the Register of Deeds, Durham County, North Carolina, on the 12th day of January, 2017, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said JANICE SPRINKLE SHERRON acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said JANET H. SHERRON (aka Janet Ruth Sherron).

Witness my hand and official seal, this 24th day of January, 2017.

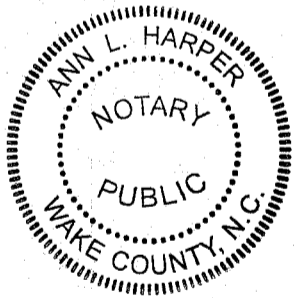


Ann L. Harper  
Notary Public  
My commission expires: 8-8-21

NORTH CAROLINA  
WAKE COUNTY

I, Ann L. Harper, a Notary Public of Wake County, North Carolina, certify that **Janice S. Sherron**, known to me or proved on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and official seal, this 24th day of January, 2017.

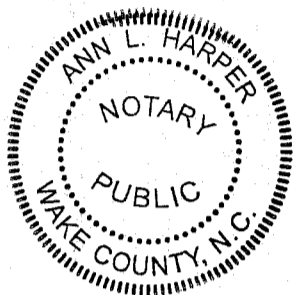


Ann L. Harper  
Notary Public  
My commission expires: 8-8-21

NORTH CAROLINA  
WAKE COUNTY

I, Ann Harper, a Notary Public of Wake County, North Carolina, certify that **Douglas V. Painter, Trustee of the Testamentary Trust established under the will of Julie S. Painter dated January 7, 2004 for the benefit of Brantley V. Painter**, known to me or proved on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument, for and on behalf of the said Trust, for the purpose stated therein.

Witness my hand and official seal, this 24th day of January, 2017.

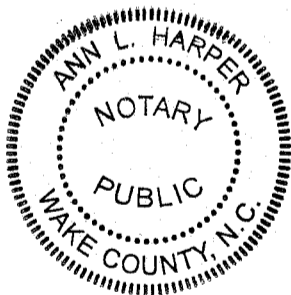


Ann Harper  
Notary Public  
My commission expires: 8-8-21

NORTH CAROLINA  
WAKE COUNTY

I, Ann Harper, a Notary Public of Wake County, North Carolina, certify that **Janice S. Sherron, Trustee of the Testamentary Trust established under the will of Julie S. Painter dated January 7, 2004 for the benefit of Kristen B. Painter**, known to me or proved on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument, for and on behalf of the said Trust, for the purpose stated therein.

Witness my hand and official seal, this 24th day of January, 2017.



Ann Harper  
Notary Public  
My commission expires: 8-8-21

**EXHIBIT A**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2017, a lien not yet due and payable.
2. Matters revealed by the recorded Plat in Book 181, Pages 321 and 323; and Plat Book 181, Page 395; Plat Book 187, Pages 374 and 323; Plat Book 192, Pages 227, 228, 229 & 230; Plat Book 187, Page 376, and Plat Book 196, Page 388 of the Durham County Registry
3. Matters shown in Contiguous Annexation Map for Ravenstone Extension recorded in Plat Book 194, Page 43 of Durham County Registry.
4. Drainage and Sewer Easement recorded in Book 7733, Page 505, Durham County Registry.