

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Mar 01 11:14 AM NC Rev Stamp: \$ 5000.00
Book: 8374 Page: 422 Fee: \$ 26.00
Instrument Number: 2018006801
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5000.00

Parcel Identifier No. 104915 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kenon Craver, PLLC, P.O. Box 51579, Durham, NC 27717 (without benefit of title examination)

Brief description for the Index: Lots 9-14 PB 3-B Page 104

THIS DEED made this 28th day of February, 2018, by and between

GRANTOR	GRANTEE
<p>SOMERSET PARTNERS OF NORTH CAROLINA, LLC, a North Carolina limited liability company</p> <p>218 East Valley Road #104-335 Carbondale, CO 81623</p>	<p>RIGSBEE CENTRAL PARK, LLC, a North Carolina limited liability company</p> <p>3502 Westover Road Durham, NC 27707</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 Durham County, North Carolina and more particularly described as follows:

BEING all of Lots 9, 10, 11, 12 and 13 of the F.C. Geer Estate Property as surveyed by S.W. Loughlin, March 1920, as per plat thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 3-B Page 104. This property is known as 614 Rigsbee Avenue.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. All easements, encumbrances, covenants, and restrictions of record.
- 2. Ad valorem taxes for the years 2018 and subsequent years, not yet due and payable.

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

SOMERSET PARTNERS OF NORTH CAROLINA, LLC,
a North Carolina limited liability company

By: Lucy G. Stokes (seal)
Lucy G. Stokes, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Lucy G. Stokes

Date: 2/29/17

William Thomas Hutchins, Jr.
Notary Public

Print Name: William Thomas Hutchins, Jr.

My Commission Expires: 9/11/2020

[Official Seal]

