

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded

2021 Jul 16 12:34 PM

Book: 9398 Page: 726

NC Rev Stamp: \$ 1400.00 Fee: \$ 26.00

Instrument Number: 2021036041  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,400.00

Parcel Identifier No. 194111, 194110 & 194106 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box to: GRANTEE

This instrument was prepared by: Titchener Law Office, P.O. Box 19468, Raleigh, NC 27619

Brief description for the Index: 6196, 6222 & 6258 Wake Forest Hwy

THIS DEED made this 16<sup>th</sup> day of June, 2021, by and between:

GRANTOR:

**DONOVAN RAY MURRAY, Co-Trustee of the  
Patricia P. Murray Irrevocable Trust Dated December 18, 2002**

472 John Halsey Road  
Grassy Creek, NC 28631

GRANTEE:

**ADVENTURES OF ROCK, LLC,  
A North Carolina Limited Liability Company**

4080 Barrett Drive  
Raleigh, NC 27609

This instrument prepared by William R. Titchener, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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

SEE EXHIBIT "A"

Property known as: 6196 Wake Forest Hwy, Durham, NC 27703 (#194111)  
6222 Wake Forest Hwy, Durham, NC 27703 (#194110)  
6258 Wake Forest Hwy, Durham, NC 27703 (#194106)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4759, Page 1 & Book 7545, Page 257.

Submitted electronically by "Titchener Law Office" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property herein conveyed does \_\_\_/does not X 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 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:

Declarations, restrictions, easements and encumbrances of record.

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

Patricia P. Murray Irrevocable Trust Dated December 18, 2002

BY: *Donovan Ray Murray* Co-Trustee  
DONOVAN RAY MURRAY, Co-Trustee

State of North Carolina -County of Wake

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify DONOVAN RAY MURRAY, Co-Trustee of the Patricia P. Murray Irrevocable Trust Dated December 18, 2002 personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of June, 2021.

*[Signature]*

Notary Public

My Commission Expires: 09/25/2025

WILLIAM R TITCHENER  
NOTARY PUBLIC  
WAKE COUNTY, NC

EXHIBIT "A"

**Tract 1:**

LYING on the southern side of NC 98 (also known as Wake Forest Highway), containing 16.94 acres, more or less, described on that plat and survey entitled SOUTHWEST PORTION OF JAMES R. PENNY ESTATE, recorded in Plat Book 61 at Page 136, Durham County Registry, SAVE AND EXCEPT 3.906 acres, more or less, described in Deed Book 2171 at Page 627, and, shown on plat and survey for ALVA P. PENNY, recorded in Plat Book 129 at Page 88, Durham County Registry.

**Tract 2:**

Being all of that 3.906 acres, more or less, lying on the south side of Wake Forest Highway (NC Hwy 98), as shown on plat of survey entitled Alva P. Penny, recorded in Plat Book 129, Page 88; Durham County Registry, this a portion of that property described in the Deed recorded in Book 379, Page 806, Durham County Registry.

**Tract 3:**

Being all of that 14.79 acres, more or less, lying on the southern side of NC 98 (also known as Wake Forest Highway) and being all of Tract 2, shown on that plat of survey for JOHN G. & PATRICIA A. PENNY recorded in Plat Book 141 at Page 58, Durham County Registry.