

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Jun 17 01:34 PM NC Rev Stamp: \$ 800.00  
Book: 7956 Page: 109 Fee: \$ 26.00  
Instrument Number: 2016019786  
DEED

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 800.00  
Tax Map No.

Recording Time, Book and Page  
Parcel Identifier No. 113760

Instrument Prepared By: The Maitland Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee @ Property Address, Or: 7532 S. Tanglewild Dr. Raleigh NC 27613

THIS DEED, made this 17 day of July, 2016, by and between

**GRANTOR**

**SUD HOLDINGS, LLC, a NV limited liability company**

**GRANTEE**

**WEAVER FAMILY PROPERTIES, LLC, a NC limited liability company**

**Property Address: 622 Raynor St.**

**Durham, NC 27703**

The designation of 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**

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 ATTACHED EXHIBIT A.**

Submitted electronically by Cookson Law 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 hereinabove described was acquired by instrument recorded in Book 7295, Page 110, Durham County Registry.

\*\*\*THE PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR\*\*\*

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises 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 herein conveyed is subject to the following exceptions:

- Subject to 2016 ad valorem taxes, and all easements, conditions and restrictions of record, if any

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

**SUD HOLDINGS, LLC, a NV limited liability company**



(Seal)

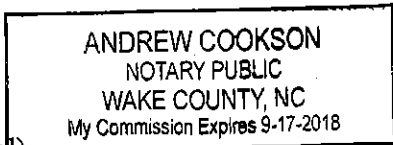
(Seal)

**ISH SUD, Manager**

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **ISH SUD**, personally appeared before me and acknowledged that he is **Manager** of **SUD HOLDINGS, LLC, a NV Limited Liability Company** and that by authority duly given and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal this 17 day of June, 2016.



(Notary Seal)



Notary Public



Typed/Printed Name of Notary

My commission expires: 9/17/18

EXHIBIT A

Parcel 1:

Situated on the southeast side of Raynor Street and BEING all of Lot 5 of the Re-subdivision of Lots 15 through 67 of the J. L. Morehead Estate as per plat and survey of Hunter Jones, CE, dated February 1957 and filed in the office of the Durham County Registry in Plat Book 31, Page 106; BUT SAVING, RESERVING and EXCEPTING therefrom a small triangular strip on the eastern portion of said property conveyed to Trustees of Wellons Village United Methodist Church dated July 2, 1986 and recorded July 14, 1986 in Book 1293, Page 745, Durham County Registry.

Parcel 2:

BEGINNING at a stake on the northeastern property line of Lot 5, Plat Book 31, Page 108, said point of beginning being located South 50 degrees 03 minutes 30 seconds East 55.96 feet from the northeast corner of said Lot 5 in the southeastern property line of Raynor Street; running thence from said point of beginning South 71 degrees 04 minutes 30 seconds East 75.48 feet to a stake; thence South 18 degrees 55 minutes 30 seconds West 29 feet to a stake in the northeastern property line of said Lot 5; thence along and with the northeastern property line of said Lot 5 North 50 degrees 03 minutes 30 seconds West 80.86 feet to the point and place of beginning and being a triangular portion of Lot 6 of the Re-Subdivision of Lots 15 through 67, Block 20 of the J. L. Morehead Estate, Property of Wachovia Bank & Trust Company, Trustee, as per plat and survey by Hunter Jones, dated February 1957 and filed in the office of the Durham County Registry in Plat Book 31, page 108.

Parcels 1 and 2 have an address of 622 Raynor Street, Durham, NC 27703. On the plat cited above for both parcels, Seventh Avenue is now known as Raynor Street. This property was acquired by Grantor by instrument recorded in Book 2107, Page 655, Durham County Registry.