

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Mar 18 03:22 PM NC Rev Stamp: \$ 6240.00  
Book: 8614 Page: 297 Fee: \$ 26.00  
Instrument Number: 2019008160  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$6,240.00

Parcel Identifier No. 152819; and 152815 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without the benefit of a title examination)

Brief description for the Index:

THIS DEED made this 15<sup>th</sup> day of March, 2019 by and between

GRANTOR	GRANTEE
Thomas E. Maddry, Sr., unmarried	Providence at Southpoint, LLC, a North Carolina limited liability company
ADDRESS: 6437 Barbee Road Durham, NC 27713	ADDRESS: 8801 Fast Park Drive, Ste. 301 Raleigh, NC 27617

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

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_, 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. 2019 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

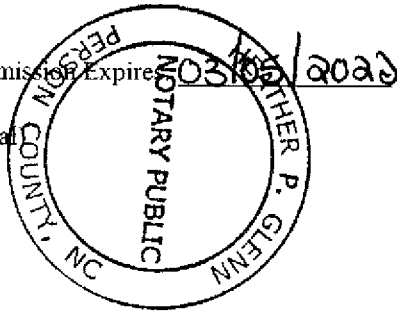
Thomas E. Maddry, Sr. (SEAL)  
 Thomas E. Maddry, Sr.

State of North Carolina - County of Person

I, the undersigned Notary Public of the County of Person and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Thomas E. Maddry, Sr.

Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of march, 2019.

My Commission Expires  
(Affix Seal)



Heather P. Glenn  
 Notary Public  
 Notary's Printed or Typed Name

EXHIBIT A  
Legal Description

TRACT 1:

BEING a portion of the following property and having Durham County Parcel ID#152819 and PIN Number: 0728-03-45-4123.

**BEGINNING at the intersection of the north side of N.C. Highway #54 and the west side of the old dirt road known as Old Apex Road and running thence along the west side of the Old Apex Road to the line of Lee S. White where it corners on said Apex Road; running thence westwardly along said Lee S. White's line to a white oak at the southwest corner of White and east line of Ruben Herndon; thence southwardly along Ruben Herndon's east line and the east line of Mrs. Mary Thacker to the north side of N.C. Highway #54; thence eastwardly along the north line of said Highway #54 to point of beginning and containing about 18 acres more or less.**

## AND BEING ALSO DESCRIBED AS:

BEGINNING at a spike set at the northwest corner of the intersection of NC Highway 54 and Barbee Road; thence running along and with the northern boundary of the right of way of NC Highway 54 North  $69^{\circ} 34' 47''$  West 414.31 feet to an iron; thence leaving the northern boundary of the right of way of NC Highway 54 and running along and with the eastern boundary of the property now or formerly belonging to Raleigh-Durham MSA Limited Partnership North  $00^{\circ} 55' 47''$  West 215.64 feet to a rebar; thence running along and with the eastern boundary of Tract 2 as shown by the plat of survey hereinafter referred to North  $00^{\circ} 55' 47''$  West 213.23 feet to an iron; thence running along and with the eastern boundary of the parcel now or formerly belonging to Pine Glen Limited Partnership North  $00^{\circ} 49' 06''$  West 506.21 feet to a rebar located in the southern boundary of the right of way of US Interstate 40; thence running along and with the southern boundary of the right of way of I-40 the South  $83^{\circ} 38' 15''$  East 298.68 feet and South  $78^{\circ} 38' 29''$  East 354.32 feet to the western boundary of the right of way of Barbee Road; thence running along and with the western boundary of the right of way of Barbee Road the following courses and distances: (i) South  $08^{\circ} 42' 08''$  East 135.64 feet; (ii) clockwise along the arc of a circle having a chord bearing of South  $11^{\circ} 08' 59''$  West and a radius of 961.52 feet a distance of 599.09 feet; and (iii) South  $29^{\circ} 18' 01''$  West 303.02 feet to the place and point of BEGINNING, and being all of that 13.422 acre, more or less, parcel shown as Tract 1 by the plat of survey prepared by Stuart E. Plante, III, PLS, dated July 28, 2016, entitled "Boundary Survey of Maddry Property" to which plat reference is hereby made for a more particular description.

TRACT 2:

**BEGINNING at a point in the west line of Joe Maddry, which point is North  $03^{\circ} 30'$  East 214.7 feet from the property line on the north side of N.C. Highway 54; and running thence about North  $65^{\circ} 15'$  West 208.7 feet to a point; thence about North  $03^{\circ} 30'$  East about 214.9 feet to a stake in the south property line of Gladys H. Herndon; thence along and with the south property line of said Herndon, South  $65^{\circ} 15'$  East 208.71 feet to a point in the west line of Joe Maddry; thence along and with the west line of said Maddry, South  $3^{\circ} 30'$  West 214.7 feet to the point of beginning, being the northeasterly portion of the property of J. O. Vickers and wife Lessie E. Vickers according to the plat and survey thereof by George C. Love, Jr., R.L.S., dated 11/11/75.**

## AND BEING ALSO DESCRIBED AS:

BEGINNING at an iron located at the northeast corner of the property now or formerly belonging to Raleigh-Durham MSA Limited Partnership; thence running along and with the northern boundary of said Raleigh-Durham MSA Tract North  $70^{\circ} 19' 52''$  West 208.68 feet to an iron located in the eastern boundary of the property now or formerly belonging to Stackhouse Properties, LLC; thence running along and with the eastern boundary of said Stackhouse Tract North  $00^{\circ} 38' 22''$  West 214.78 feet to an iron located in the southern boundary of the property now or formerly belonging to Pine Glen Limited Partnership; thence running along and with the southern boundary of said Pine Glen Tract South  $69^{\circ} 49' 32''$  East 208.22 feet to an iron located in the western boundary of Tract 1 described above; thence running along and with the western boundary of said Tract 1 South  $00^{\circ} 55' 47''$  East 213.23 to the point and place of BEGINNING and being all of that 0.958 acre, more or less, parcel shown as Tract 2 by the plat of survey prepared by Stuart E. Plante, III, PLS, dated July 28, 2016, entitled "Boundary Survey of Maddry Property" to which plat reference is hereby made for a more particular description.