

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2016 Jul 07 04:20 PM NC Rev Stamp: \$ 647.00  
 Book: 7970 Page: 831 Fee: \$ 26.00  
 Instrument Number: 2016022456  
 DEED

Excise Tax: \$647.00 Recording Time, Book and Page

Real Estate ID: 194393 PIN: 0769-04-64-1516

Return to after recording: Grantee  
 This instrument was prepared by: Nicole S. Loeffler of Manning, Fulton & Skinner, P.A.  
 Brief description for the Index: +/- 4.043 acres, Andrews Chapel Road

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED is made as of the 10 day of June, 2016, by and between

GRANTOR	GRANTEE
ROY W. STALLINGS, JR. and wife, DONNA W. STALLINGS	EPCON ANDREWS CHAPEL, LLC, a North Carolina limited liability company
6121 Dello Street Durham, NC 27712	500 Stonehenge Parkway Dublin, OH 43017

The property conveyed by this instrument does not include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

Submitted electronically by "Manning Fulton & Skinner, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by that instrument recorded in Book 1621, Page 632, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- (i) ad valorem taxes for the year 2017 and subsequent years;
- (ii) enforceable easements, restrictions, covenants, and rights of way of record; and
- (iii) matters that would be shown on a current and accurate survey of the Property.

[signature and notary acknowledgment follows]

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

GRANTOR:

Roy W. Stallings, Jr.  
Roy W. Stallings, Jr.

Donna W. Stallings  
Donna W. Stallings

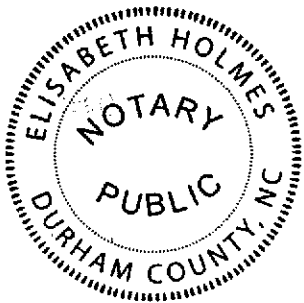
STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Roy W. Stallings, Jr. and Donna W. Stallings.

Date: 10/10, 2016

Notary Public: Elisabeth Holmes  
Printed Name: Elisabeth Holmes  
My Commission Expires: 12/17/20



**EXHIBIT A**

## Legal Description

That certain tract, lot or parcel of land, lying and being in Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the westerly right of way of Andrews Chapel Road (NCSR 1907), said point having NC NAD 83 State Plane Coordinates N=794,259.73' and E=2,066,775.29', thence with the westerly right of way of Andrews Chapel Road S 17° 34' 43" W for a distance of 29.92 feet to an existing iron pipe; thence with the line of Colclough N 75° 47' 05" W for a distance of 795.14 feet to an existing iron pipe; thence continuing with the line of Colclough N 75° 47' 10" W for a distance of 139.76 feet to a mathematical point; thence with the line of Montessori School of Raleigh, Inc. N 02° 33' 54" W for a distance of 321.22 feet to an existing axle; thence with the line of Nichols N 20° 51' 28" E for a distance of 57.47 feet to an iron pipe set; thence with the line of Colclough S 71° 37' 24" E for a distance of 498.91 feet to an iron pipe set; thence with the line of Epcon Andrews Chapel LLC S 14° 11' 20" W for a distance of 298.42 feet to an existing iron pipe; thence continuing with Epcon Andrews Chapel LLC S 75° 46' 15" E a distance of 525.01 feet to an existing iron pipe, said point being the point and place of BEGINNING, containing 4.043 acres, more or less, as shown on survey prepared by W. Robert Murphy, PLS entitled "ALTA/NSPS Land Title Survey prepared for Epcon Communities" dated June 2016.