

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2016 Jul 07 04:20 PM NC Rev Stamp: \$ 523.00  
 Book: 7970 Page: 846 Fee: \$ 26.00  
 Instrument Number: 2016022460  
 DEED

Excise Tax: \$523.00 Recording Time, Book and Page

Real Estate ID: 194404 PIN: 0769-04-64-3142

Return to after recording: Grantee  
 This instrument was prepared by: Nicole S. Loeffler of Manning, Fulton & Skinner, P.A.  
 Brief description for the Index: +/- 4.019 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
NOEL M. RODRIGUES and wife, VIRGINIA CARMELITA RODRIGUES (a/k/a Carmen V. Rodrigues)	EPCON ANDREWS CHAPEL, LLC, a North Carolina limited liability company
3038 Clinton Street South Gulfport, FL 33707	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 1868, Page 363, 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:

Noel M. Rodrigues  
Noel M. Rodrigues

Virginia Carmelita Rodrigues  
Virginia Carmelita Rodrigues  
(a/k/a Carmen V. Rodrigues)

~~FLORIDA~~  
STATE OF NORTH CAROLINA  
COUNTY OF Pullas

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: Noel M. Rodrigues and Virginia Carmelita Rodrigues (a/k/a Carmen V. Rodrigues).

Date: June 10, 2016

Notary Public: Janice Scheer  
Printed Name: Janice Scheer  
My Commission Expires: 5-14-18



**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 iron pipe set in the westerly right of way of Andrews Chapel Road (NCSR 1907), said point having NC NAD 83 State Plane Coordinates N=794,114.23' and E=2,066,720.92', thence with the westerly right of way of Andrews Chapel Road along a curve turning to the right through an angle of 08° 33' 20", having a radius of 834.71 feet, and whose long chord bears S 29° 46' 11" W for a distance of 124.53 feet to an iron pipe set; thence with the line of Izaguirre N 89° 38' 53" W for a distance of 361.74 feet to an existing iron pipe; thence continuing with Izaguirre S 44° 20' 14" W for a distance of 155.15 feet to an existing iron pipe; thence with the line of Montessori School of Raleigh, Inc. N 89° 01' 00" W for a distance of 103.98 feet to an existing iron pipe; thence with the line of Colclough N 01° 17' 41" W for a distance of 445.18 feet to an existing iron pipe; thence continuing with Colclough S 75° 47' 56" E for a distance of 633.20 feet to an existing iron pipe; thence continuing with Colclough S 22° 52' 26" W for a distance of 60.08 feet to an existing iron pipe; thence continuing with Colclough S 70° 48' 49" E a distance of 58.78 feet to an iron pipe set, said point being the point and place of BEGINNING, containing 4.019 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.