

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 NOV 15 04:41:12 PM
BK:8066 PG:794-802
DEED
FEE: \$26.00
EXCISE TAX: \$1,266.00
INSTRUMENT # 2016040033
SMMARSH



2016040033

GENERAL WARRANTY DEED

Prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC
Mail to: Grantee, 2525 Lanier Place, Durham, NC 27705
Excise Stamps: \$1,266

NORTH CAROLINA, DURHAM COUNTY

This General Warranty Deed, made and entered into this the 31st day of October, 2016, by and between JUDY M. HILLIARD and spouse KEITH HILLIARD; PHILIP C. MCCARSON and spouse BARBARA B. MCCARSON; PHYLLIS M. IHRIE (Unmarried); RONNIE L. MCCARSON and spouse CYNTHIA D. MCCARSON; TONY L. MCCARSON and spouse REBECCA MCCARSON, all collectively and hereinafter referred to as Grantors, and POCKET PARTNERS, LLC, a North Carolina limited liability company, hereinafter referred to as Grantee, and the address of which is 2525 Lanier Place, Durham, NC 27705.

W-I-T-N-E-S-S-E-T-H

THAT the Grantors, in consideration of a purchase price of SIX HUNDRED THIRTY-TWO THOUSAND NINE HUNDRED NINETY FIVE DOLLARS (\$632,995), the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, all of Grantors' right, title and interest in and to the property described below, situated in Durham County, North Carolina, more particularly described and as follows:

*Page 1 General Warranty Deed - McCarson Heirs to Pocket Partners, LLC
Tracts One and Two: 708 and 710 West Club Boulevard, Parcels 105943 and 105942*

TRACT ONE: 708 West Club Boulevard
Durham County Tax Parcel ID 105943
Durham County GIS PIN No. 0822-12-85-4167

BEGINNING at a stake on the northern side of West Club Boulevard, said BEGINNING stake being the southwest corner of Zarlino (Book 7646, page 588, Durham County Registry), and designated grid coordinates N:825,076.12, E: 2,028,503.66; thence from BEGINNING stake so established, along and with the northern side of West Club Boulevard, North $88^{\circ} 19' 07''$ West 75.00 feet to a stake, the southeastern corner of 710 West Club Boulevard as shown on the plat hereinafter referred to; thence with the lines of 710 West Club Boulevard the following two (2) calls: North $01^{\circ} 07' 23''$ East 190.27 feet to a stake and South $88^{\circ} 35' 37''$ East 75.09 feet to a stake, a corner of 710 West Club Boulevard in the line of Croonenberghs (Book 6969, page 384, Durham County Registry); thence with the western line of Croonenberghs South $01^{\circ} 08' 47''$ West 40.43 feet to a stake, corner of Croonenberghs and Zarlino; thence with the western line of Zarlino, South $01^{\circ} 09' 01''$ West 150.20 feet to a stake on the northern side of West Club Boulevard, the point and place of BEGINNING, containing 14,292.23 feet, more or less, and being all of that lot designated as "708 West Club Boulevard" on that plat entitled "Recombination and Street Closing Map for Woodland Drive, Property of Hilliard, et als," drawn by Jeffrey P. Williams, Professional Land Surveyor or Coulter Jewell Thames, PA, which said plat is duly filed for record in Plat Book 195 at page 295 in the Office of the Register of Deeds of Durham County, and to which plat reference is hereby expressly made for a more particular description of same.

TRACT TWO: 710 West Club Boulevard
Durham County Tax Parcel ID 105942
Durham County GIS PIN No. 0822-12-85-3437

BEGINNING at a stake on the northern side of West Club Boulevard, said BEGINNING stake being the southeast corner of Lawrence (Book 194 at page 400, Plat Book 12 at page 72, Durham County Registry), and designated grid coordinates N:825,084.71, E:2,028,211.09; thence from BEGINNING stake so established, with the eastern and northern lines of Lawrence, the following two (2) calls: North $02^{\circ} 28' 15''$ East 157.21 feet to a stake and North $87^{\circ} 31' 45''$ West 60.43 feet to a stake, corner of Lawrence in the line of Calvary Original Free Will Baptist Church of Durham; thence with the eastern line of said Calvary Church, as well as the eastern lines of Rand, Bowden and Forthofer, North $04^{\circ} 01' 38''$ East 325.12 feet to a stake, common corner of Forthofer and Karpathian; thence with the eastern line of

Karpathian and Okoli, North 02° 28' 15" East 99.88 feet to a stake, corner of Okoli; thence with the northern line of Okoli, South 88° 41' 59" West 137.14 feet to a stake, corner of Okoli on the eastern side of North Duke Street; thence with the eastern side of North Duke Street the following two (2) calls: North 09° 55' 57" East 6.73 feet to a concrete monument and North 04° 43' 09" East 43.53 feet to a concrete monument in the right-of-way of Interstate Highway 85; thence with the right-of-way of Interstate Highway 85 the following nine (9) calls: North 88° 41' 59" East 134.55 feet to a stake; thence North 02° 28' 15" East 24.38 feet to a stake; thence North 02° 28' 15" East 43.00 feet to a stake; thence North 80° 17' 04" East 132.04 feet to a stake; thence North 80° 17' 04" East 30.59 feet to a stake; thence North 80° 17' 04" East 16.55 feet to a stake; thence South 86° 42' 29" East 13.77 feet to a stake; thence South 86° 42' 29" East 114.95 feet to a concrete monument; thence North 81° 12' 20" East 23.87 feet to a stake, corner of Burden (Book 2456 at page 506, Durham County Registry); thence with the western line of Burden, the western terminus of Hildreth Street, and the western lines of Luikart, Kovatch, Woods, Melvin, Dickson, Walton, Luquire, Bartel, Webster and Croonenberghs, the following two (2) calls: South 01° 08' 47" West 62.07 feet to a stake and South 01° 08' 47" West 483.57 feet to a stake, the northeastern corner of 708 West Club Boulevard; thence with the lines of 708 West Club Boulevard the following two (2) calls: North 88° 35' 37" West 75.09 feet to a stake and South 01° 07' 23" West 190.27 feet to a stake, the southwestern corner of 708 West Club Boulevard on the northern side of West Club Boulevard; thence with the northern side of West Club Boulevard the following four (4) calls: North 88° 19' 07" West 68.38 feet to a stake; thence North 88° 19' 07" West 30.02 feet to a stake; thence North 88° 19' 07" West 30.02 feet to a stake; thence North 88° 19' 07" West 89.27 feet to a stake, the point and place of BEGINNING, containing 229,403.84 square feet, more or less, and being all of that property designated as "710 West Club Boulevard" on that plat entitled "Recombination and Street Closing Map for Woodland Drive, Property of Hilliard, et als," drawn by Jeffrey P. Williams, Professional Land Surveyor or Coulter Jewell Thames, PA, which said plat is duly filed for record in Plat Book 195 at page 295 in the Office of the Register of Deeds of Durham County, and to which plat reference is hereby expressly made for a more particular description of same.

This property was conveyed to Grantors by deed recorded in Book 5849 at page 647, Durham County Registry, and by that street closing order of the City of Durham recorded in Book 7876 at page 187, Durham County Registry.

TO HAVE AND AS TO HOLD the above-described property, and all privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

And the said Grantors, for themselves and for their heirs, successors and assigns, covenant with the Grantee, its successors and assigns, that Grantors are seized of said property in fee and have the right to convey the same in fee simple; that said property is free from encumbrances except and as may appear of record; and that Grantors will warrant and defend the title to said property against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and adopted seals, the day and year first above written.

SIGNATURE AND NOTARY PAGES FOLLOW

Judy M. Hilliard (SEAL)
Judy M. Hilliard

Keith Hilliard (SEAL)
Keith Hilliard

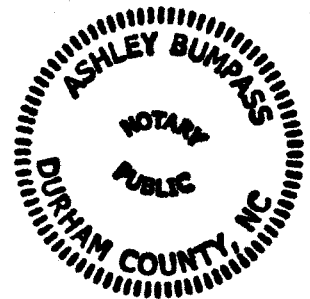
STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Ashley Bumpass, a Notary Public for said County and State, do hereby certify that Judy M. Hilliard and spouse Keith Hilliard, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial seal, this the 21 day of October, 2016.

Ashley Bumpass
Notary Public

My commission expires: 2/9/2021



Philip C. McCarson (SEAL)
Philip C. McCarson

Barbara B. McCarson (SEAL)
Barbara B. McCarson

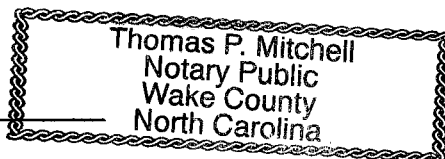
STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, THOMAS P. MITCHELL, a Notary Public for said County and State, do hereby certify that Philip C. McCarson and spouse Barbara B. McCarson, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial seal, this the 24th day of October, 2016.

Thomas P. Mitchell
Notary Public

My commission expires: 6/14/2019



Phyllis M. Ihrie (SEAL)
Phyllis M. Ihrie

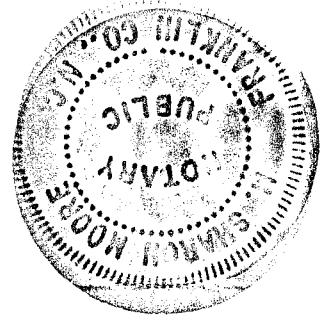
STATE OF NORTH CAROLINA
COUNTY OF Franklin

I, M. Sharon Moore, a Notary Public for said County and State, do hereby certify that Phyllis M. Ihrie, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial seal, this the 27th day of October, 2016.

M. Sharon Moore
Notary Public

My commission expires: July 16, 2018



Ronnie L. McCarson (SEAL)
Ronnie L. McCarson

Cynthia D. McCarson (SEAL)
Cynthia D. McCarson

STATE OF ALABAMA
COUNTY OF Mobile

I, Keith A. Graham, a Notary Public for said County and State, do hereby certify that Ronnie L. McCarson and spouse Cynthia D. McCarson, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial seal, this the 31st day of October, 2016.

[Signature]
Notary Public

My comission expires: 8/19/2019

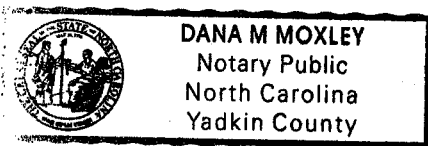
Tony L. McCarson (SEAL)
Tony L. McCarson

Rebecca McCarson (SEAL)
Rebecca McCarson

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

I, Dana M Moxley, a Notary Public for said County and State, do hereby certify that Tony L. McCarson and spiouse Rebecca McCarson, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial seal, this the 21 day of October, 2016.



Dana M Moxley
Notary Public

My comission expires: 3-27-2021