

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Mar 29 12:16 PM NC Rev Stamp: \$ 2178.00  
Book: 8392 Page: 724 Fee: \$ 26.00  
Instrument Number: 2018010305  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2178--

Parcel Identifier 135733 No. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Lot 1, Hope Valley Commons

THIS DEED made this 27 day of March 2018, by and between

GRANTOR	GRANTEE
REA LANDCOM, INC. a North Carolina corporation	COASTAL FEDERAL CREDIT UNION a Federally chartered credit union
ADDRESS: 3333 Chapel Hill Boulevard Suite C Durham, NC 27707	ADDRESS: 1000 St. Albans Drive Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

BEING all of that 0.976 acre, more or less, parcel shown by the plat of survey entitled "751 REA Development" of record at Plat Book 198 Page 358, Durham County Registry, to which plat reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6889 Page 240, Durham County Registry and Book 8368, Page 252; Durham County Registry (see Corrective Deed of record at Book ~~8390~~ 8390 Page ~~933~~, Durham County Registry).

THE GRANTEE BY ACCEPTANCE HEREUNDER AGREES TO BE BOUND BY THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD AT BOOK 8388 PAGE 994, 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 198, Page 358, 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. Ad valorem taxes for 2018 and subsequent years;
- 2. Zoning ordinances affecting the property; and
- 3. Easements, restrictions and conditions of record.

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

REA LANDCOM, INC.

*Joe L. Jernigan* (SEAL)  
 Joe L. Jernigan, President

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 or she signed the foregoing document: Joe. L. Jernigan

Date: 3/27/2018

[Official Seal]

*William Thomas Hobbins, Jr.*  
 Notary Public  
 Print Name: William Thomas Hobbins, Jr.  
 My commission expires: 9/11/2020

