

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Aug 17 03:15 PM NC Rev Stamp: \$ 1400.00
 Book: 8491 Page: 59 Fee: \$ 26.00
 Instrument Number: 2018029116
 DEED

GENERAL WARRANTY DEED

Parcel Identifier Number: 105142 R/S: \$1400.00

Mail after recording to Grantee at:
 This instrument was prepared by: Charles H. Thibaut, Attorney
 Brief description for the property: Lot 11, W. T. Rigsbee Property

THIS DEED made this 8th of August, 2018, by and between

GRANTOR	GRANTEE
<p>Paul L. Snow and Meredith L. Sause (a married couple) Mailing Address: 125 Kingston Dr., Ste 206 Chapel Hill, NC 27514</p>	<p>802 Washington Street LLC, a North Carolina limited liability company</p> <p>Property Address: 802 Washington Street Durham, NC 27701</p>

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 ATTACHED EXHIBIT A

The subject property does _____, or does not contain the primary residence of the Grantor (Grantor to initial the appropriate selection).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7919, Page 594.

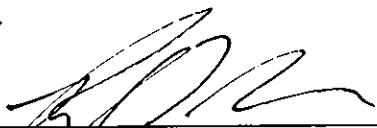
A map showing the above described property is recorded in Plat Book 6, Page 82.

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 the 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:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.



Paul L. Snow (SEAL)



Meredith L. Sause (SEAL)

STATE OF NORTH CAROLINA COUNTY OF ORANGE

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Paul L. Snow and Meredith L. Sause, a married couple.

This the 8th day of August, 2018.



Notary Public

Printed Name: KRISTINA N. VAN BUSKIRK

My Commission Expires: 4/6/2019



EXHIBIT A

LEGAL DESCRIPTION

BEING all of Lot 11 of the W.T. Rigsbee Property, as surveyed and platted July, 1926 by E.C. Belvin, of record in Plat Book 6, Page 82, Durham County Registry, to which plat reference is hereby made for a more particular description.

SUBJECT TO that certain Deed of Greenway Easement conveyed to the City of Durham in Book 4577, Page 845, Durham County Registry. See Plat Book 166, Page 313, Durham County Registry.

PIN: 105142