

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 02 09:15:37 AM
BK: 8079 PG: 528-531
DEED
FEE: \$26.00
EXCISE TAX: \$3,726.00
INSTRUMENT # 2016042195
SMMARSH



2016042195

Excise Tax: \$ 3726.00 Tax Parcel Nos. 168324; 168361

This instrument prepared by: Greg L. Hinshaw, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county and/or town tax collector upon disbursement of closing proceeds
~~Mail after recording to~~ Brian Maginnis, Grantee, of 342 Empire Landing, Long Beach, CA 90803.
Short Description for Index: 804 and 1000 Junction Road, Durham, NC

NORTH CAROLINA
DURHAM COUNTY

NORTH CAROLINA GENERAL
WARRANTY DEED

Return to TENNEY & TENNEY LLP 160 WIND CHIME CT, Raleigh NC 27615

THIS DEED is made this 21st day of November, 2016 by and between MPM Investors, LLC, a North Carolina limited liability company, Grantors, and *Brian Maginnis Grantee of 342 Empire Landing, Long Beach, CA 90803*

(The designation of Grantors and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH:

The GRANTORS, for a valuable consideration paid by the Grantee, the sufficiency and receipt of which is hereby acknowledged, has and by these presents do sell, bargain, grant and convey in fee simple unto the Grantee, all of their right title and undivided interest in the following described lot(s) or parcel(s) with all improvements thereon and the rights and appurtenances, situate, lying and being in Durham County, and described as:

Being all of Grantors' interest in that real property described in attached Exhibit A.

This conveyance is made subject to covenants, conditions, encumbrances, limitations, agreements, leases, restrictions, easements and rights of way of record, prior out-conveyances and ad valorem taxes.

GRANTORS covenant with the Grantee that Grantors are seized of their interest in said real property 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 Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, the day and year first above written.

MPM Investors, LLC

By: J. Carl Poindexter, Jr. (Seal)
J. Carl Poindexter, Jr., Member

By: Martha Lambeth Poindexter (Seal)
Martha Lambeth Poindexter, Member

Cty
~~COUNTY OF~~ Salem, STATE OF Virginia

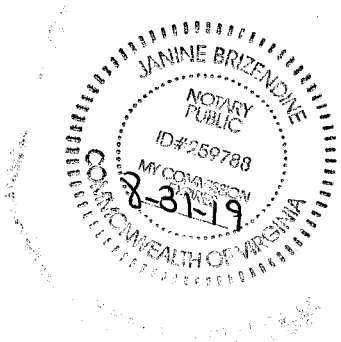
I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by (choose one) [x] a current state or federal identification with the principals' photograph in the form of a driver's license, or [] I have personal knowledge of the identity of the principals, or [] a credible witness has sworn to the identity of the principals, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **J. Carl Poindexter, Jr. and Martha Lambeth Poindexter, Members**

Date: 11-2-16

Janine Brizendine
Signature of Notary Public
Notary Name: Janine Brizendine
Printed or Typed Name

My commission expires: 8-31-19

(Official Seal)



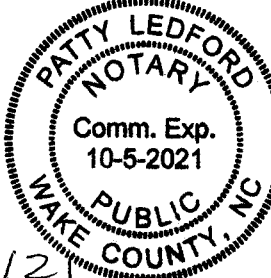
By: [Signature] (Seal)
Jeffrey A. Mayone, Member

By: [Signature] (Seal)
Virginia L. Mayone, Member

COUNTY OF Wake, STATE OF NC

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by (choose one) [x] a current state or federal identification with the principals' photograph in the form of a driver's license, or [] I have personal knowledge of the identity of the principals, or [] a credible witness has sworn to the identity of the principals, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jeffrey A. Mayone and Virginia L. Mayone, Members**

Date: 11/22/16



[Signature]
Signature of Notary Public
Notary Name: Patty Ledford
Printed or Typed Name

My commission expires: 10/05/21

(Official Seal)

EXHIBIT A

BEING All of those certain parcels and tracts of land lying and being in Oak Grove Township, Durham County, North Carolina and being more particularly described as follows:

Parcel 1 known as 804 Junction Road, Durham, NC 27704, 2016 Tax ID: 168324

Parcel 2 known as 1000 Junction Road, Durham, NC 27704, 2016 Tax ID: 168361

Parcel 1: BEGINNING at the northwest corner of Kingdom Hall of Jehovah's Witnesses, said beginning point being 960.94 feet in a southerly direction from Cheek Road, as is shown as being the control corner on the survey by J. Watts Copley, Registered Surveyor, dated August 13, 1980 and recorded in the office of the Register of Deeds for Durham County in Plat Book 97 at Page 193, and running thence with the line of Kingdom Hall of Jehovah's Witnesses the following courses and distances: South 37° 11' 57" East 405.57 feet to an iron found; thence South 83° 24' 59" East 149.90 feet to an iron found; thence North 06° 31' 59" East 120.10 feet to an iron found, corner of Jesse Sykes; thence with the line of Jesse Sykes South 85° 45' 07" East 264.45 feet to an iron found in the line of Jesse Sykes; thence with the line of Jesse Sykes South 85° 45' 07" East 483.05 feet to an iron found; thence with the line of E. L. Harrington South 10° 52' 10" West 66.89 feet to an iron found; thence South 02° 13' 42" West 174.95 feet to an iron set in line of Harry Crews; thence with the line of Harry Crews North 77° 37' 46" West 262.10 feet to an iron found, corner of D & J Investment Corporation; thence with the line of D & J Investment Corporation North 85° 18' 04" West 848.56 feet to an iron found, corner of James Fletcher; thence with the line of James Fletcher North 50° 37' 27" West 330.14 feet to an iron found in the easterly side of Junction Road; thence with the easterly side of Junction Road North 50° 50' 39" East 287.74 feet to an iron set at power pole, corner of Kingdom Hall of Jehovah's Witnesses, the point and place of BEGINNING, as per the survey thereof by Jerry L. Hunt, Land Surveyor, dated July 10, 1995.

Parcel 2: BEGINNING at an existing iron pipe on the east side of Junction Road at the south intersection of the Southern Railroad right of way and Junction Road and running thence along and with the west side of the right of way of the Southern Railroad South 13° West 836 feet to an iron pipe in the northeast corner of Tract No. 1 of the survey hereinafter referred to, thence North 76° West 113.73 feet to an iron pipe on the east side of Junction Road at the northwest corner of Tract No. 1 of the survey hereinafter referred to, thence continuing along with the east side of said Junction Road along curve to the right with radius of 2,237.85 feet, an arc distance of 169.88 feet and a chord bearing and distance of North 20° 17' 10" East 169.83 feet and continuing along with the east side of said Junction Road North 22° 27' 39" East 198.72 feet and continuing along with the east side of said Junction Road along curve to the right with radius of 4,856.32 feet, an arc distance of 311.07 feet and a chord bearing and distance of North 20° 37' 33" East 311.01 feet and continuing along with the east side of said Junction Road North 19° 27' 02" East 162.30 feet to an existing iron pipe, the point and place of BEGINNING, as per the survey thereof of Jerry L. Hunt, Land Surveyor, dated July 1, 1993.