

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jul 13 03:43 PM NC Rev Stamp: \$ 1800.00
Book: 8465 Page: 715 Fee: \$ 26.00
Instrument Number: 2018024240
DEED

Submitted electronically by ROPER AND TAYLOR PA ATTORNEYS AT LAW in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,800.00

Parcel Identifier No. 220417, 220317, * Verified by _____ County on the _____ day of _____, 20____
By: *110186, 220316, 220319

Mail/Box to: Grantee

This instrument was prepared by: Roper & Taylor, PA Attorneys at Law, P.A., 5660 Six Forks Rd., Suite 104, Raleigh, NC

Brief description for the Index: _____

THIS DEED made this 12th day of July, 2018, by and between

GRANTOR	GRANTEE
Vickers Ventures LLC, a North Carolina limited liability company 310 Heck Street Raleigh, NC 27601	Pleiades Modern LLC, a North Carolina limited liability company 2321 Blue Ridge Road #202 Raleigh, NC 27607

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, parcel of land or condominium unit situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Addresses: 809, 811, 813 and 815 N. Mangum St., Durham, NC 27701 and 808 Glendale Ave., Durham, NC 27701

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

2018 ad valorem real property taxes and subsequent years.
All easements, restrictions and rights-of-way of record, if any.

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

Vickers Ventures LLC (SEAL)
(Entity Name)
By: Tephra Development LLC, Manager Print/Type Name: _____

Print/Type Name: _____ (SEAL)

By: *[Signature]* Print/Type Name & Title: Stuart Cullinan, Managing Member Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name _____

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Stuart Cullinan personally came before me this day and acknowledged that he is the Managing Member of Vickers Ventures LLC, a North Carolina or ~~corporation~~ limited liability company/~~general partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 12th day of July, 2018.

*Tephra Development LLC, Manager of
My Commission Expires: 10-14-19 (Affix Seal) Justin Taylor Notary Public
Notary's Printed or Typed Name _____

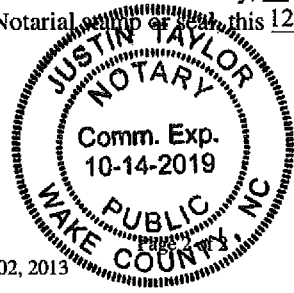


EXHIBIT A

Tract 1:

BEING designated as 809 N. Mangum St., containing 4,091.26 square feet, on plat entitled "Exempt Recombination Plat of 809, 811 and 813 North Mangum St" recorded in Plat Book 197, Page 3, Durham County Registry.

Property Address: 809 N. Mangum St., Durham, NC 27701

Tract 2:

BEING designated as 811 N. Mangum St., containing 4,018.98 square feet, on plat entitled "Exempt Recombination Plat of 809, 811 and 813 North Mangum St" recorded in Plat Book 197, Page 3, Durham County Registry.

Property Address: 811 N. Mangum St., Durham, NC 27701

Tract 3:

BEING designated as 813 N. Mangum St., containing 4,130.81 square feet, on plat entitled "Exempt Recombination Plat of 809, 811 and 813 North Mangum St" recorded in Plat Book 197, Page 3, Durham County Registry.

Property Address: 813 N. Mangum St., Durham, NC 27701

Tract 4:

BEING ALL OF Lot 1, containing 5,376.38 square feet, on plat entitled "Exempt Subdivision Plat of Vickers Ventures Lot 2" recorded in Plat Book 196, Page 78, Durham County Registry.

Property Address: 815 N. Mangum St., Durham, NC 27701

Tract 5:

BEING ALL OF Lot 9, containing 4,644.32 square feet, on plat entitled "Exempt Subdivision Plat of Vickers Ventures Lot 1" recorded in Plat Book 196, Page 77, Durham County Registry.

Property Address: 808 Glendale Ave., Durham, NC 27701