

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Dec 13 04:04 PM NC Rev Stamp: \$ 1220.00
Book: 8562 Page: 679 Fee: \$ 26.00
Instrument Number: 2018042885
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$1,220.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 110152 and 110153

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney, without benefit of title examination

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

GRANTOR

Timothy S. Werrell (unmarried)

Mailing Address: 1006 W. Markham Avenue, Durham, North Carolina 27701

GRANTEE

LMJC Investments, LLC, a North Carolina limited liability company

Mailing Address: 7165 Talton Ridge Drive, Cary, North Carolina 27519

Property Address: 812 N. Mangum Street and 0 Mission Place, Durham, North Carolina 27701

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 those tracts and parcels of land described on Exhibit A attached hereto.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7548, Page 837 and Book 7691, Page 483.

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 that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Timothy Werrell (SEAL)
Timothy Werrell

STATE OF NORTH CAROLINA Durham COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Timothy Werrell, Grantor(s). Witness my hand and official stamp or seal, this the 12th day of December, 2018.

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2021

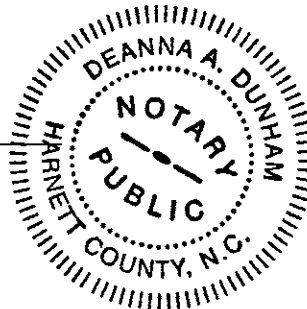


EXHIBIT A
Legal Description

Tract 1: 812 N. Mangum Street

BEING all of Lot 2 of PROPERTY OF MRS. W.J. LOUGEE, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 27 at Page 92, to which plat reference is hereby made for a more particular description of same. This is the same property conveyed in Book 1888 at page 565, Durham County Registry.

Tract 2: 0 Mission Alley

Commencing at an existing $\frac{3}{4}$ " iron pipe on the eastern right-of-way margin of Mangum Street, said iron pipe having North Carolina State plane coordinates (NAD 83/2011) of North: 794,526.49 and East: 1,956,139.17; thence from said commencement point, South $89^{\circ} 22' 36''$ East, a distance of 120.11 feet to an existing $\frac{3}{4}$ " iron pipe, the point of beginning.

Thence from said point of beginning, and along the boundary line shared with the parcel now or formerly owned by Christopher Chin and Vivian Wang (Deed Book 7433, Page 463), South $89^{\circ} 22' 05''$ East, a distance of 79.97 feet to an existing $\frac{1}{2}$ " iron rod; thence along and with the boundary line shared with the parcel now or formerly owned by the Simons Family Trust 2003 (Deed Book 8338, Page 376), South $02^{\circ} 56' 32''$ West, a distance of 48.03 feet to an existing $\frac{3}{4}$ " iron pipe on the northern right-of-way margin of Mission Alley; thence North $89^{\circ} 42' 38''$ West 90.08 feet to a calculated point; thence North $14^{\circ} 34' 29''$ East, a distance of 50.00 feet to the original point of beginning. Said parcel being as illustrated on survey prepared by Taylor Land Consultants, PLLC, dated November 29, 2018.