

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Nov 13 01:19 PM NC Rev Stamp: \$ 1689.00
Book: 8545 Page: 14 Fee: \$ 26.00
Instrument Number: 2018039457
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$1689.00**

Parcel Identifier No. 100165 Verified by Durham County on the _____ day of November, 2018.

Mail/Box to: Kokopelli Holdings, LLC, 680 Yosemite Avenue, Mountain View, CA 94041 (tax notice address)

This instrument was prepared by: G. Kevin Stewman, (919) 933-3335 (without title search or certification)

Brief description for the Index: Lot 8, BL 13, West Durham Land Co; DB 18/431

THIS DEED made this the date as stated in the Notary Acknowledgement, by and between

GRANTOR	GRANTEE
Kenneth Gorfkle, unmarried	Kokopelli Holdings, LLC, a North Carolina Limited Liability Company
Grantor Address: 3 Lanier Drive, Chapel Hill, NC 27517	Property Address: 817 North Buchanan Boulevard, Durham, NC 27701

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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

See attached Legal Description Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7587, Page 272.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

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:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Deed.

- 2. Rights or claims of parties in possession not shown by the Public Records.
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 4. Easements, or claims of easements, not shown by Public Records.
- 5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
- 6. Unpaid taxes for the current and subsequent years.

Kenneth Gorfkle (SEAL)
Kenneth Gorfkle

State of North Carolina- County of DURHAM

I, G. KEVIN STEWMAN, the undersigned Notary Public of the County of ORANGE and State aforesaid, certify that Kenneth Gorfkle 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 17th day of November, 2018.

Affix Seal in blank space below (not over text/use ink stamp)

G. KEVIN STEWMAN
NOTARY PUBLIC
Orange County
North Carolina
My Commission Expires 10/15/2020

G. Kevin Stewman
Notary Public
Notary Name: G. KEVIN STEWMAN
My Commission Expires 10/15/2020

State of _____ - County or City of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that personally came before me this day and acknowledged the due execution of the foregoing instrument, in the capacity so stated.

Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.

Affix Seal in blank space below (not over text/use ink stamp)

Notary Public
Notary Name: _____
My Commission Expires _____

Legal Description Exhibit A

BEGINNING AT A STAKE IN THE PROPERTY LINE ON THE WEST SIDE OF BUCHANAN BOULEVARD AT A POINT 150 FEET SOUTH OF THE SOUTH SIDE OF "B" STREET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT NO 6 IN BLOCK 13 AND RUNNING THENCE ALONG THE SOUTH LINE OF LOT 6 IN A WESTERLY DIRECTION A DISTANCE OF 140 FEET TO A STAKE IN THE EAST SIDE OF A 20 FT. ALLEY, THENCE ALONG AND WITH THE EAST SIDE OF SAID ALLEY IN A SOUTHERLY DIRECTION A DISTANCE OF 50 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT 10; THENCE ALONG THE NORTH LINE OF LOT NO. 10 IN AN EASTERLY DIRECTION A DISTANCE OF 140 FEET TO A STAKE IN THE WEST PROPERTY LINE OF BUCHANAN BOULEVARD; THENCE ALONG AND WITH SAID PROPERTY LINE IN A NORTHERLY DIRECTION A DISTANCE OF 50 FEET TO A STAKE, THE BEGINNING POINT AND BEING LOT NO. 8 IN BLOCK 13 OF THE WEST DURHAM LAND COMPANY PROPERTY AS SHOWN ON MAP RECORDED IN DEED BOOK 18 AT PAGE 431 IN THE DURHAM COUNTY REGISTRY. SEE DEED RECORDED IN DEED BOOK 56 AT PAGE 264 IN THE DURHAM COUNTY REGISTRY.

THIS PROPERTY HAS STREET ADDRESS 817 N. BUCHANAN BLVD.

Parcel ID(s): 100165

Durham County, North Carolina

Commonly known as 817 North Buchanan Boulevard, Durham, NC 27701