

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2019 Mar 05 08:44:05 AM  
BK:8606 PG:732-735  
DEED  
FEE: \$26.00  
INSTRUMENT # 2019006656  
EXCISE TAX: \$3,600.00



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## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,600.00

Recording Time, Book and Page:

Parcel Identifier No.: 155640, 201868 & 155676

Tax Lot No.:

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Mail after recording to: Grantee

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This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707  
(without benefit of examination of title, and the preparer makes no representation or warranty as to validity or status of title,  
or the accuracy or completeness of the description)

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THIS DEED made the 27<sup>th</sup> day of February, 2019 by and between

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### GRANTOR

Zland Company, LLC,  
a North Carolina limited liability company

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### GRANTEE

Lennar Carolinas, LLC,  
a North Carolina limited liability company

Mailing Address: 1100 Perimeter Park Drive, Suite 112, Morrisville, North Carolina 27560  
Property Address: 823, 825 and 831 Belgreen Road, Durham, North Carolina 27713

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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 of Grantor's undivided interest in 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 property hereinabove described was acquired by Grantor by instruments recorded in Book 8330, Page 252, Book 7620, Page 228 and Book 7498, Page 735, Durham County Registry.

A map showing the above-described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

**The above described property does not include the primary residence of the 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 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 the exceptions set forth on Exhibit B attached hereto.

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

Zland Company, LLC

By: [Signature]  
Charles W. Ripley, Jr., Manager

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, Deanna A. Dunham, a Notary Public for Harnett County and State aforesaid, do hereby certify that Charles W. Ripley, Jr., Manager of Zland Company, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28<sup>th</sup> day of February, 2019.

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

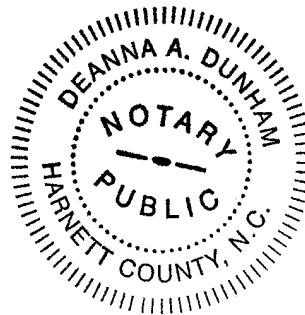


Exhibit A  
Legal Description

**Tract One: 823 Belgreen Road, Durham, NC 27713**

LYING on the northern side of Belgreen Road, containing 5.4037 acres, more or less, and being all of Lot 1 as shown on a plat entitled "Subdivision Map for Donald Q. Fozard, Sr. and wife, Nora L. Fozard, and Yasmin M. Fozard" dated February 25, 2005, drawn by James R. Hudson, Professional Land Surveyor of Southeastern Surveys, Inc., and being duly filed for record in Plat Book 165 at Page 398 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

**Tract Two: 825 Belgreen Road, Durham, NC 27713**

Containing 5.4037 acres, more or less, and being all of Lot 2 as shown on "Subdivision Map for Donald Q. Fozard, Sr. & wife, Nora L. Fozard and Yasmin M. Fozard" now on file in the Office of the Register of Deeds of Durham County in Plat Book 165 at Page 398, to which plat reference is hereby made for a more particular description of same.

**Tract Three: 831 Belgreen Road, Durham, NC 27713**

Containing 12.99 acres, more or less, and BEING all of that property shown on Boundary Survey, Property of Clarence I. Allen et ux Shonda T. Allen, now on file in the Office of the Register of Deeds of Durham County in Plat Book 132 at Page 12, to which plat reference is hereby made for a more particular description of same.

Exhibit B

Exceptions

1. Preliminary Survey made by S.D. Puckett, PLS dated 10/24/2017 shows gas line easement crossing property.
2. Taxes and assessments for the year 2019 and all subsequent years, which are not yet due and payable.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 165, Page 398, Durham County Registry.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 132, Page 12, Durham County Registry.
5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat entitled "Property of William L. Boykin and Marvin O. Roberts" recorded in Plat Book 62, Page 78, Durham County Registry.
6. Title to that portion of the Land lying within the bounds of Belgreen Road right(s)-of-way.
7. Right of way in favor of Public Service Company of North Carolina recorded in Book 369, Page 520, Durham County Registry.
8. Declaration of easement recorded in Book 2032, Page 274, Durham County Registry.