

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 JUN 08 02:47:28 PM  
 BK:7948 PG:748-750  
 DEED  
 FEE:\$26.00  
 EXCISE TAX:\$300.00  
 INSTRUMENT # 2016018394  
 SMMARSH



2016018394

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$300.00**

Parcel Identifier Nos. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law

Brief Description for the Index: 827 w. Morgan St., PB 47/101

THIS DEED made this 8<sup>th</sup> day of June, 2016, by and between

<p><b>GRANTOR</b>  <b>THE GALLEY, INC.,</b>  <b>A NORTH CAROLINA CORPORATION</b>  <b>3741 Angier Avenue, Durham, NC 27703</b></p>	<p><b>GRANTEE</b>  <b>ROBERTS &amp; CATES PROPERTIES, LLC</b>  <b>827 West Morgan Street</b>  <b>Durham, NC 27701</b></p>
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Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

This 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 that certain lot or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

See the attached Exhibit A, which is incorporated herein by reference.

No portion of the property herein conveyed includes the primary residence of the Grantor.

The property herein described was acquired by Grantors by instrument recorded in Book 2509 at Page 806 .

A map showing the above described property is recorded in Plat Book 47, Page 101 .

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:

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

Entity Name: **The Galley, Inc.**

By: LARRY W. JONES, PRES.

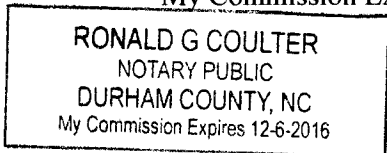
Printed Name and Title: Larry W. Jones, President

**STATE OF NORTH CAROLINA - County of Durham**

I, the undersigned Notary Public of the County and State aforesaid, certify that Larry W. Jones personally came before me this day and acknowledged that he is the President of **The Galley, Inc.**, a North Carolina corporation, 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 8<sup>TH</sup> day of June, 2016.

My Commission Expires: 12-06-2016



Ronald G. Coulter  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for  
\_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**EXHIBIT A**

**REAL PROPERTY OF ROBERTS & CATES PROPERTIES, LLC**

BEGINNING at a point on the inside of the sidewalk on the Southwest side of West Morgan Street, which said stake is South 53° 50' 50" East 84.96 feet from a control corner at a point where the inside of the sidewalk on the Southwest side of West Morgan Street intersects with the inside of the sidewalk on the East side of Albemarle Street (formerly Jones Street), said stake also being the Northwest corner of the Stephenson-Wilson, Inc. property as shown in Deed Book 210 at Page 155 of the Durham County Registry; and running thence South 37° 18' 10" West 80.52 feet to a stake; thence South 37° 30' 00" West 70.45 feet to a stake at L. N. Wilson's corner; thence with the Northeast line of L. N. Wilson and Mary D. Howell North 53° 32' 00" West 85.17 feet to a stake in the inside of the sidewalk on the Eastern edge of Albemarle Street; thence with the inside of said sidewalk North 37° 27' 50" East 70.49 feet to a stake; thence continuing with the inside of the sidewalk North 37° 25' 20" East 79.90 feet to a stake on the inside of the sidewalk on the Southwest side of West Morgan Street; thence with the inside of the sidewalk along the Southwest side of West Morgan Street South 53° 50' 50" East 84.94 feet to a stake, the point and place of beginning, and being the PROPERTY OF ROBERT HINTON AND LEONA HINTON as per plat and survey thereof by George C. Love, Jr., dated January 9, 1964, and recorded in the Office of the Register of Deeds of Durham County in Plat Book 47, at Page 101, to which reference is hereby made for a more particular description of same.

See Deed Book 105 at Page 594, Deed Book 16 at Page 518, and Will Book 7 at Page 198 of the records of Durham County, North Carolina.