

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jun 05 12:01 PM NC Rev Stamp: \$ 1320.00  
 Book: 8438 Page: 617 Fee: \$ 26.00  
 Instrument Number: 2018019039  
 DEED

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,320.00

Parcel Identifier No. 110192 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: \_\_\_\_\_

Mail/Box to: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 5 day of June, 2018, by and between

GRANTOR	GRANTEE
Magnolia Properties of Raleigh, LLC A North Carolina Limited Liability Company 510 Jefferson St Raleigh, NC 27605	Colin Bilichka and Susanna Bilichka, a married couple 833 N Mangum Street 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, parcel of land or condominium unit situated in the City of DURHAM, \_\_\_\_\_ Township, DURHAM County, North Carolina and more particularly described as follows:

#### SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8151 page 450.

All or a portion of the property herein conveyed \_\_\_\_ includes or ☒ 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:

1. Ad valorem property taxes for the current year 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.

Magnolia Properties of Raleigh, LLC \_\_\_\_\_ (SEAL)  
(Entity Name) Print/Type Name: \_\_\_\_\_

By: Jennifer Furr Member-Manager \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Jennifer Furr, Member-Manager Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

State of North Carolina -- County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Jennifer Furr, personally appeared before me this day and acknowledged that she is the Member-Manager of Magnolia Properties of Raleigh, 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, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 4 day of June, 2018

My Commission Expires: 2-17-2022

Patricia M Deering  
Notary Public

Patricia M Deering  
NOTARY PUBLIC  
Durham County, NC  
My Commission Expires February 17, 2022

**EXHIBIT "A"**

BEGINNING at a stake on the west side of North Mangum Street at the southeast corner of the Property of Robert Brown as shown on the plat herein after referred to; thence along the west side of North Mangum Street South 16° West 51.75 feet to a stake in the northeast corner of the Property of John D. Broyles and wife; thence North 77° 45' West 107 feet to a stake; thence South 69° 43' West 27 feet to a stake; thence North 88° 56' West 62.28 feet to a stake on the east side of the Property of Carolina Door Closer Service, Inc.; thence along the property of Carolina Door Closer Service, Inc., North 02° 08' West 41.88 feet to a stake; thence due East 69.67 feet to a stake; thence North 60° East 19.4 feet to a stake; thence along the south side of the Property of Robert Brown South 81° 34' East 117.60 feet to a stake on the west side of North Mangum Street, the point and place of BEGINNING, and being the portion of the Property conveyed by W.E. Byrd and wife Myrtle Byrd to K.U. Bryan and wife T. Ethel Bryan by deed dated October 11, 1916, and recorded in Book 49, page 674, Durham County Registry, and as shown on plat and survey and being the Property of Joseph E. Matthews and wife Diane C. Matthews as shown on the plat by George C. Love, R.L.S. dated December 29, 1977, to which survey reference is made for a more particular description of the same.

This property has street address 833 North Mangum Street, and is currently designated as Durham County GIS PIN No. 0832-17-10-0118, Durham County