

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 Dec 11 02:27:57 PM
BK:8326 PG:139-141
DEED
FEE: \$26.00
INSTRUMENT # 2017043513
EXCISE TAX: \$3,350.00



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,350.00

Parcel Identifier No. 115051 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE **PREPARED WITHOUT TITLE EXAMINATION OR TAX ADVICE**

This instrument was prepared by: Brownlee Whitlow & Praet, PLLC, 903 Kildaire Farm Road, Cary, NC 27511

Brief description for the Index:

THIS DEED made this 11 day of December 2017, by and between

GRANTOR

GRANTEE

**KeyChain Properties, LLC,
A North Carolina Limited Liability Company**

**901 South Duke LLC,
A North Carolina Limited Liability Company**

**Mailing address: 102 Wooded Hill Way
Cary, NC 27519**

Mailing Address:
PO Box 1607
Knightdale, NC 27545-1607

Property Address:
901 S. Duke Street
Durham, NC 27707

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6634, Page 316.

All or a portion of the property herein conveyed ___ includes or X 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:

Easements, restrictions, and rights of way of record, and ad valorem taxes for the current year, if any.

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

KEYCHAIN PROPERTIES, LLC

Timothy Masters, manager

(SEAL)

Print/Type Name: TIMOTHY MASTERS, MANAGER

State of North Carolina - County or City of Durham

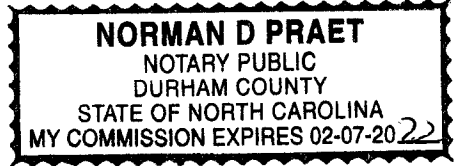
I, the undersigned Notary Public of the County or City and State aforesaid, certify that Timothy Masters, personally came before me this day and acknowledged that he is the MANAGER of KEYCHAIN PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, and that by authority duly given and as the act 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 11 day of December, 2017.

[Signature]

My Commission Expires: 2-7-22

Norman D. Praet
Notary's Printed or Typed Name

(Affix Seal)



State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City and State aforesaid, certify that personally came 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 ____ day of ____ 2017.

My Commission Expires: _____

Notary Public
(Affix Seal) Notary's Printed or Typed Name

EXHIBIT A

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

BEGINNING AT AN IRON STAKE, THE POINT OF INTERSECTION OF THE RIGHT OF WAY LINE ON THE EASTERLY SIDE OF DUKE STREET WITH THE RIGHT OF WAY LINES ON THE SOUTH OF PROCTOR STREET, AND RUNNING EASTERLY PARALLEL TO THE LINE OF THE SOUTH SIDE OF PROCTOR STREET SOUTH 84 DEG. 02'28" EAST 311.6 FEET TO A CONCRETE MONUMENT, THE INTERSECTION OF THE RIGHT OF WAY LINE OF THE SOUTHERLY SIDE OF PROCTOR STREET WITH THE RIGHT OF WAY LINE OF THE WESTERLY SIDE OF WILLARD STREET; THENCE SOUTH 06 DEG. 14'30" WEST 98.60 FEET TO A STAKE; THENCE NORTH 84 DEG. 22'50" WEST 311.87 FEET TO A STAKE; THENCE NORTH 06 DEG. 23'07" EAST 100.43 FEET TO A STAKE TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF THE PROPERTY OF WILLOW TERRACE.