

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 01 03:30 PM NC Rev Stamp: \$ 950.00
Book: 8480 Page: 245 Fee: \$ 26.00
Instrument Number: 2018026965
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 950.00

Parcel Identifier No. 156794 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Lots 1 & 2 - known as Lot A 6.67 acres, more or less

THIS DEED made this 1st day of August, 2018, by and between

GRANTOR	GRANTEE
<p>LONNIE L. LORBACHER (Single)</p> <p>Address: 586 S. Old Carriage Road Rocky Mount, NC 27804</p>	<p>FRANMAR PROPERTIES OF NORTH CAROLINA LLC, a North Carolina limited liability company</p> <p>Mailing Address: 2020 S. Briggs Ave. Durham, NC 27703</p> <p>Property Address: 923 Ellis Road Durham, NC 27703</p>

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

Submitted electronically by "Harriss & Marion, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

See attached Exhibit A for legal description

All or a portion of the property herein conveyed _____ does include or X does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

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

A map showing the above described property is recorded in Plat Book 182, Page 169.

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:

Subject to all easements, restrictions and rights-of-way of record.

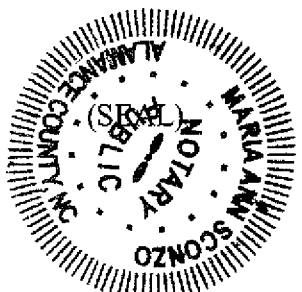
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Lonnie L. Lorbacher (Seal)
LONNIE L. LORBACHER

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **LONNIE L. LORBACHER** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 30 day of July, 2018.



Sign: Maria Ann Scanzo
Print: MARIA Ann SCANZO Notary Public

My Commission Expires: 6/2/2023

EXHIBIT A

LEGAL DESCRIPTION

ALL that tract or parcel of land and premises, situate, lying and being in the County of Durham and State of North Carolina, more particularly described as follows:

TRACT 1:

LYING on the eastern side of Ellis Road, and being all of Lots 1 and 2 of the PROPERTY, as per plat and survey thereof now on file in Plat Book 81 at Page 9 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 2:

BEGINNING at a stake on the east side of the Ellis Road, South 22° 10' West 53.3 feet from Mrs. Fannie McLawhorn's southwest corner, as shown on the plat hereinafter referred to, and running thence South 67° 50' East 152.7 feet to a stake; thence North 85° 58' West 160.3 feet to a stake on the east side of Ellis Road; and thence along and with the east side of Ellis Road North 22° 10' East 50 feet to a stake, the point of beginning, the same being Lot No. 1 of the property of L. R. Chambers as per plat and survey of J. Watts Copley, Land Surveyor, dated April, 1955, and now on file in the office of the Register of Deeds of Durham County in Plat Book 29, page 150, to which reference is hereby made for a more particular description of same. This is the same property as that conveyed to Fannie B. McLawhorn by L. R. Chambers and wife by deed dated April 18, 1955, recorded in Book 225, page 332, and is a triangular parcel of land cut from the southwest corner of Lot No. 8 of the map of the S. G. Barbee Estate by E. H. Copley, Surveyor, dated April, 1928, filed in Plat Book 9, page 3.

TRACT 3:

BEGINNING at a stake on the east side of Ellis Road, said stake being the northwest corner of Tract No. 9 of the map of the S. G. Barbee Estate and also being the southwest corner of Lot No. 1 of the map of the property of L. R. Chambers in Plat Book 29, page 150, and running thence South 85° 58' East 160.3 feet along the southern line of said Lot No. 1 of the L. R. Chambers' map to a stake; thence South 22° 10' West 10 feet to a stake; thence North 85° 58' West about 160.3 to a stake on the east side of Ellis Road; and thence North 22° 10' East 10 feet along the east side of Ellis Road to the place of beginning, the same being a strip of land 10 feet wide which adjoins the south side of Lot No. 1 of the map of the property of L. R. Chambers in Plat Book 29, page 150. Said strip of land is cut from the northwest corner of Tract No. 9 of the map of the S. G. Barbee Estate by E. H. Copley, dated April, 1928, filed in Plat Book 9, page 3, in the office of the Register of Deeds of Durham County, to which reference is hereby made for a more particular description of same.

This property has a street address of 923 Ellis Road, Durham, NC 27703 and a tax parcel #156794.