

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 MAR 16 03:04:50 PM
BK:7663 PG:439-443
DEED
FEE: \$26.00
EXCISE TAX: \$1,360.00
INSTRUMENT # 2015007258
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,360.00

Parcel Identifier No.: 145815

Return To: *Deborah Goodman*
First American Title Insurance-NCS
6 Concourse Parkway, Suite 2000
Atlanta, GA 30328

Prepared by ~~and Return to:~~ Fortson, Bentley & Griffin, PA (Trevor T. Jones), 2500 Daniell's Bridge Road, Building 200, Suite 3A, Athens, GA 30606

Brief description for the Index: 920 Martin Luther King Jr. Parkway, Durham, NC 27707

THIS DEED made this 3rd day of March, 2015, by and between

071223

GRANTOR	GRANTEE
DM WILLIAMS ENTERPRISES, LLC, a North Carolina limited liability company 2681 Derby Walk, NE Atlanta, Georgia 30319	CUSTOM OUTLOTS, LLC, a Georgia limited liability company 1040 Founders Boulevard, Suite 100 Athens, GA 30606

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 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, that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described on **EXHIBIT A**, attached hereto and incorporated herein by reference, together with any and all improvements thereon owned by Grantor.

The property herein conveyed 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.

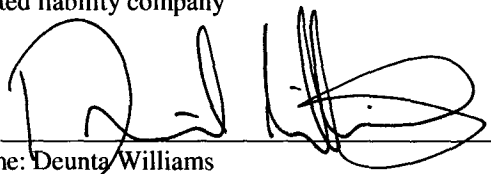
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will

warrant and defend the title against the lawful claims of all persons whomsoever, other than the exceptions listed on **EXHIBIT B**, attached hereto and incorporated herein by this reference.

[Signature page follows]

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

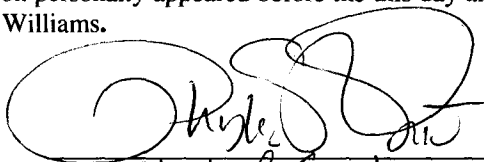
DM WILLIAMS ENTERPRISES, LLC, a North Carolina limited liability company

By: 
Name: Deunta Williams
Title: Manager

State of Georgia
County of Fulton

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document: Deunta Williams.

Date: 03/04/15


Phyllis R. Swint, Notary Public
(Notary's printed or typed name)

(Affix Official Seal)

My commission expires: 10/6/2017

Phyllis R Swint
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires
October 6, 2017

EXHIBIT A

Legal Description

Being all of Lot 3 as shown on plat entitled "Final Plat Subdivision and Easement Plat POD-Z Subdivision at Hope Valley Farms" dated April 23, 2002, recorded in Plat Book 156, Page 65, of the Durham County Registry, North Carolina.

Being all of New Lot 3 as shown on plat entitled "Final Plat Subdivision and Easement Plat POD-Z-1 Subdivision at Hope Valley Farms" dated April 23, 2002, recorded in Plat Book 156, Page 67, of the Durham County Registry, North Carolina.

TOGETHER WITH the rights and easements benefitting the Property under the documents recorded in Book 3512, Page 704, as amended in Book 3994, Page 304; Book 3329, Page 283; and Book 4600, Page 466, all in the Durham County Registry.

EXHIBIT B

Title Exceptions

1. Taxes for the year 2015, which are a lien, but not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in instrument recorded in Book 3329, Page 283, Book 3512, Page 704, Book 4047, Page 409, Book 3994, Page 315, Book 4600, Page 466, Durham County Registry, but omitting any covenant, condition, easement, and/or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, source of income, disability, handicap or national origin unless and only to the extent that the covenant, condition, easement or restriction (a) is exempt under Title 42 of the United States Code or (b) related to a handicap, but does not discriminate against handicapped persons.
3. Matters shown on that certain Bus Shelter Easement Area Dedication, Lot 3 Pod Z-1, Hope Valley Farms, recorded in Book 194, Page 131, Durham County Registry.
^{part}
4. First Amendment to Operation and Easement Agreement recorded in Book 3994, Page 304, Durham County Registry.