

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2019 Apr 10 04:44 PM NC Rev Stamp: \$ 6400.00
 Book: 8631 Page: 405 Fee: \$ 26.00
 Instrument Number: 2019011281
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,400.00

Parcel Identifier No. 125329 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Harriss & Marion, PLLC
 Brief description for the Index: 943 Morreene Road, Durham

THIS DEED made this 10 day of April, 2019, by and between

GRANTOR	GRANTEE
H. M. Roll Properties, Inc., a North Carolina corporation	943 Morreene Rd LLC, a North Carolina limited liability company
285 Velvet Road Semora, NC 27343	721 Mt. Carmel Church Road Chapel Hill, NC 27517

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

SEE EXHIBIT A ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2038 page 778.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

submitted electronically by "Kennon Craver, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing a parcel including the above described property is recorded in Plat Book 3-B page 146.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: See Exhibit B attached hereto and incorporated herein by reference.

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

GRANTOR:

H. M. Roll Properties, Inc.,
a North Carolina corporation

By: Howard M. Roll, Jr.
Name: Howard M. Roll, Jr.
Title: President

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Howard M. Roll, Jr., President
(name of person signing in blank)

Date: April 10, 2019
Maria Ann Sconzo

(Affix Official Seal below)



Official Signature of Notary Public
MARIA Ann Sconzo
Print Name: Maria Ann Sconzo

My commission expires: 6/2/2023

EXHIBIT A

BEGINNING at a stake on the east side of Morreene Dairy Road, 1611 feet north from the northeast intersection with said Morreene Dairy Road and Erwin Road, and running thence South 85 deg. East 876 feet to a stake on the west bank of branch; thence in a northerly direction with the meanders of said branch 110 feet to a stake; thence North 85 deg. West 876 feet to a stake on the east side of Morreene Dairy Road; thence South along and with the east side of said road 110 feet to a stake, the point and place of BEGINNING, and being a part of the Turner Browning lands as per plat and survey thereof now on file in Office of the Register of Deeds for Durham County in Plat Book 3B, at Page 146, to which reference is made for a more particular description of said property.

ALSO BEING the same property as shown and described in that certain survey prepared by Ballentine Associates, P.A., Job Number 219011.00 dated March 19, 2019, and being more particularly described as follows:

BEGINNING at an existing iron pipe along the eastern Right-of-Way of Morreene Road (a variable width public R/W) and also being the northwest corner of H M Roll Properties and having a coordinate of N:822,052.59', E:2,013,425.78' NC GRID (NAD 83); thence South 86°36'02" East a distance of 805.98 feet to an existing rebar; thence South 86°36'02" East a distance of 12.70 feet to a calculated point located at the centerline of Sandy Creek; thence with the centerline of Sandy Creek, South 18°47'40" East a distance of 10.41 feet to a calculated point; thence South 09°47'16" East a distance of 46.25 feet to a calculated point; thence South 12°08'52" East a distance of 30.52 feet to a calculated point; thence South 06°55'19" East a distance of 26.35 feet to a calculated point; thence North 86°36'02" West a distance of 844.98 feet (passing through multiple irons) to an iron pipe set along the eastern R/W of Morreene Road; thence with the eastern R/W of Morreene Road, North 02°50'02" East a distance of 110.00 feet to the point of BEGINNING, containing an area of 91,624 square feet, or 2.10 acres, more or less.

Being commonly known as 943 Morreene Road, Durham NC 27705
PID: 125329.

EXHIBIT B

1. Taxes for the year 2019, and subsequent years, not yet due and payable;
2. Subject to matters shown on plat recorded in Plat Book 3-B, Page 146 and Plat Book 15, Page 35;
3. Easements to Duke Power Company recorded in Book 2055 at Page 868; and
4. Rights or claims of residential tenants in possession not shown by the public records.