

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 May 17 03:32 PM NC Rev Stamp: \$ 500.00
Book: 7931 Page: 842 Fee: \$ 26.00
Instrument Number: 2016015458
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 500 ⁰⁰/₁₀₀

Parcel Identifier No. 0831-06-27-5584 Tax Lot Number: _____
Verified by _____ County on the ____ day of _____, 20 ____
By: _____

Mail/Box to: GRANTEE
This instrument was prepared by: Harris & Hilton, P.A. (without benefit of title exam or tax advice)

Brief description for the Index: 711 Gilbert Street a/k/a 990 Pearl Street

THIS DEED made this 16 day of May, 2016, by and between

GRANTOR	GRANTEE
FREDERICK D. WARSAW and JANETTE E. WARSAW, husband and wife 25 Saint Andrews Ct, Durham, NC 27707	GILBERT MILL PARTNERS, LLC 711 Gilbert Street (a/k/a 990 Pearl Street) Durham, NC 27707
This property ____ is <input checked="" type="checkbox"/> is not a principal residence.	

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

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

Submitted electronically by "Harris & Hilton, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7110, Page 838, Durham County Registry. A map showing the above described property is recorded in Book of Maps 110, Page 98, Durham County Registry.

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.

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:

Ad valorem taxes for the current year.

Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Frederick D. Warsaw (SEAL)
FREDERICK D. WARSAW

Janette E. Warsaw (SEAL)
JANETTE E. WARSAW

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: FREDERICK D. WARSAW and JANETTE E. WARSAW

Date: 5/16/11

(Official Seal)

Brooke N. Riggsbee
Brooke N. Riggsbee Notary Public
(print name)

My commission expires: 10.10.18

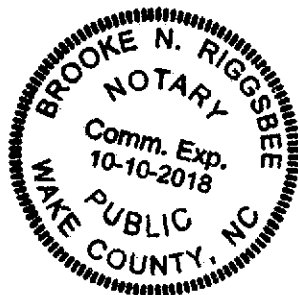


Exhibit A

BEGINNING at a new iron pipe, a control corner, at the point of intersection of the eastern right of way line of Elizabeth Street and in the northern right of way line of Gilbert Street, said new iron pipe being located North $40^{\circ} 12' 19''$ East 33.34 feet from the intersection of the center lines of the rights of way of Elizabeth Street and Gilbert Street, respectively, and runs thence with the northern right of way line of Gilbert Street South $89^{\circ} 45' 58''$ East 171.77 feet to a new iron pipe, a corner of the lands of FCX, Inc., the point of TRUE BEGINNING; thence from the point of TRUE BEGINNING with the line of FCX, Inc. North $03^{\circ} 45' 23''$ East 87.44 feet to a new iron pipe, a corner of E A. Gooch and wife, now or formerly; thence with Gooch's line, the following courses and distances; (1) North $03^{\circ} 45' 23''$ East 60.47 feet to an existing iron pipe, a corner of H.L. Noell and wife, now or formerly; and (2) South $88^{\circ} 41' 06''$ East 8.37 feet to an existing iron pipe, a corner of H. L. Noell and wife, now or formerly; thence with Neoll's line North $03^{\circ} 35' 58''$ East 23.00 feet to a point in the line of Gold Kist, Inc., now or formerly; thence with Gold Kist, Inc 's line South $85^{\circ} 04' 07''$ East 134.57 feet to an existing PK nail in the western right of way line of Pearl Street; thence with the western right of way line of Pearl Street South $06^{\circ} 19' 18''$ West 160.32 feet to the point and place of intersection of the western right of way line of Pearl Street; thence with the northern right of way line of Gilbert Street, thence with the northern right of way line of Gilbert Street North $89^{\circ} 45' 58''$ West 135.92 feet to the point and place of TRUE BEGINNING

Parcel ID: 110596