


FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 NOV 19 11:59:01 AM
 BK: 7826 PG: 873-875
 DEED
 FEE: \$26.00
 EXCISE TAX: \$1,520.00
 INSTRUMENT # 2015038748
 MDEGREE



2015038748

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1,520.00

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

Mail/Box to: Grantee

This instrument was prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC, P.O. Box 3358, Durham, NC 27702

Brief description for the Index: _____

THIS DEED made this 12th day of November, 2015, by and between

GRANTOR	GRANTEE
JUHLIN BUILDING, LLC	SEMINARY AVENUE REDUX, LLC 303 Watts Street Durham, NC 27701

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

SEE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7378 page 484.

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

A map showing the above described property is recorded in Plat Book 195 page 80.

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:

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

JUHLIN BUILDING, LLC (SEAL)

By: [Signature] (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Evan B Juhlin manager/member Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

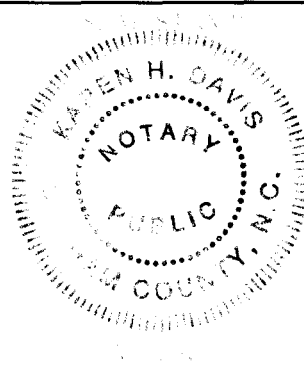
State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
_____ - personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed.
Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
_____ - personally appeared 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 _____, 20____.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Durham
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
Evan B. Juhlin - personally appeared before me this day and
acknowledged that he is the member/manager of Juhlin Building, LLC
a North Carolina or ~~corporation~~/limited liability company/~~general~~
~~partnership/limited partnership~~ 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 19th day of November, 2015.
My Commission Expires: 7-2-2017
[Signature]
Karen H. Davis Notary Public
Notary's Printed or Typed Name



LEGAL DESCRIPTION ANNEX

**1105 and 1107 West Chapel Hill Street
Durham County Tax Parcel ID 114006
(former Durham County Parcel ID 150-09-004)
Durham County GIS PIN No. 0821-06-47-8612**

LYING on the southern side of West Chapel Hill Street, containing 13,908.87 square feet, more or less, and being all of Lot 1 of JUHLIN BUILDING, LLC as per plat and survey thereof now on file in Plat Book 195 at page 80 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.