

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 May 13 04:04 PM NC Rev Stamp: \$ 7850.00
Book: 7930 Page: 53 Fee: \$ 26.00
Instrument Number: 2016015076
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ **7,850.⁰⁰**

Parcel Identifier No. 152972 and 152973 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 6437 and 6407 Barbee Road

THIS DEED made this 13th day of May, 2016, by and between

GRANTOR

GRANTEE

MEADOWS LAND INVESTMENT, LLC
a North Carolina limited liability company

8801 Fast Park Drive, Suite 301
Raleigh, NC 27617

PULTE HOME CORPORATION
a Michigan corporation

1225 Crescent Green Drive, Suite 250
Cary, NC 27518

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 parcel of land located in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

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

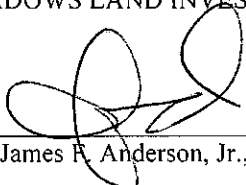
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee fee simple.

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:

- 1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
- 2. Easements, rights of way and restrictions of record.

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

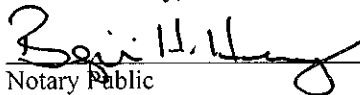
MEADOWS LAND INVESTMENT, LLC

By: 
 James F. Anderson, Jr., Manager

STATE OF North Carolina

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: James F. Anderson, Jr.
Date: 5-13-16


 Notary Public

Print Name: Benjamin H. Hervey

My commission expires: 9-7-2018

[Official Seal]

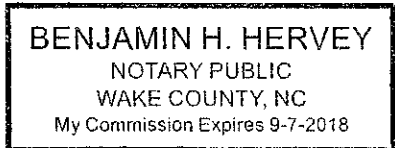


EXHIBIT A

BEGINNING on the east side of old Apex Road in the line of formerly Byrd and Mordecai, now D.S. White, and running thence along the south line of said White South $85^{\circ} 45'$ East 1,100 feet, more or less, to a post oak in the line of formerly R. R. Poe, now Mary Lee Herndon; and running thence along the west line of said Mary Lee Herndon, W. L. Foushee, Joe Maddry and J. A. Taylor, and others, South $03^{\circ} 30'$ West 2,926 feet to an iron in the corner of said J.A. Taylor; thence along the north line of said J. A. Taylor and J. H. Barbee Estate North $84^{\circ} 30'$ West 1,735 feet to a stake and pointer in the line of Reuben Herndon; thence along the east line of said Herndon North $03^{\circ} 30'$ East 1,172 feet to the said Old Apex Road; thence along the east line of said Old Apex Road as it curves northwardly to the point of BEGINNING, and being all of the land of W. A. Madry lying on the east side of said Old Apex Road, and being according to the survey of W. A. Maddry (formerly C. E. Maddry) lands made by E. H. Copley, CE, dated May 2, 1924, according to plat filed in the Office of the Register of Deeds of Durham County in Plat Book 1 at Page 47. See also deed recorded in said office in Deed Book 159 at Page 400.

THERE IS SAVE, RESERVE AN EXCEPTED FROM THE ABOVE-DESCRIBED TRACT the following parcels: (i) two (2.0) acres conveyed to Evelyn Maddry and others, situate at the northeast intersection of said Old Apex Road and NC Highway 54, and bounded on the East and North by the lands herein described; (ii) 2.7 acres conveyed to Emma Parker Maddry and situate in the southeast intersection of said Old Apex Road and NC Highway 54, and bounded on the East and South by the lands herein described; (iii) 0.664 acres on the northern side of NC Highway 54, designated as Lot 2 on map recorded in Plat Book 100 at Page 36; (iv) 9.878 acres taken by the State of North Carolina for Interstate Highway 40 right-of-way pursuant to Consent Judgment recorded in Book 1147 Page 824, Durham County Registry; (v) 5.0 acres shown as Tract 2 by the plat of survey of record at Plat Book 98 Page 19; Durham County Registry; (vi); and (vi) any portion of the parcel located south of North Carolina Highway 54.

BEING all of Parcels 152972 and 152973 in the records of the Durham County Tax Collector.