

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2016 FEB 05 03:18:27 PM  
BK:7869 PG:472-476  
DEED  
FEE:\$26.00  
EXCISE TAX:\$610.00  
INSTRUMENT # 2016003562  
SMMARSH



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 610.00

Parcel Identifier No. 158016 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Russell & Associates With Out Title Examination

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 25<sup>th</sup> day of January, 2016, by and between

GRANTOR	GRANTEE
Andrew Charles Wedderburn and wife, Edwina Delphine Wedderburn Sydney Babafemi Njai and wife, Pamela Cole Njai 5620 Yates Garden Lane Raleigh, NC 27606	SP Shiloh, LLC a Indiana Limited Liability Company 800 W. 96 <sup>th</sup> Street, Suite 175 Indianapolis, IN 46240

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

See Attached Exhibit A

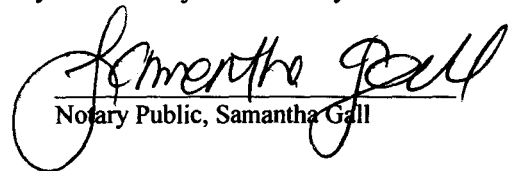
The property hereinabove described was acquired by Grantor by instrument recorded in Book 7821, Page 294, add Book 7248 Page 11, Book 5083 Page 327 and Book 6224 Page 933.

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

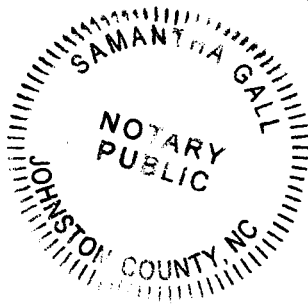
State of North Carolina  
County of Wake

I, Samantha Gall, a Notary Public for Johnston County and aforesaid State, do hereby certify that Pamela Cole Njai, attorney in fact for Sydney Babafemi Njai personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Sydney Babafemi Njai, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Durham State of North Carolina, on the 8<sup>th</sup> day of July 2010 in Book 6516, Page 328 and that this instrument was executed under and by virtue of the authority given by said granting power of attorney.

I do further certify that the said Pamela Cole Njai acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Sydney Babafemi Njai. Witness my hand and official seal, this 21 day of January, 2016 .

  
Notary Public, Samantha Gall

My Commission Expires: 11/10/2018



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:

See Attached Exhibit B

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

Andrew Charles Wedderburn  
Andrew Charles Wedderburn

Sydney Babafemi Njai by Pamela Cole Njai  
Sydney Babafemi Njai by Pamela Cole Njai as Attorney in Fact under the Power of Attorney recorded in Book 6516, Page 328 Durham County Registry. \*as attorney in fact  
Pamela Cole Njai  
Pamela Cole Njai

Edwina Delphine Wedderburn  
Edwina Delphine Wedderburn

State of NC  
County or City of ORANGE

I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that Andrew Charles Wedderburn and Edwina Delphine Wedderburn 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 27th day of JANUARY, 2016.

My Commission Expires: 05/13/2017  
(Affix Seal)

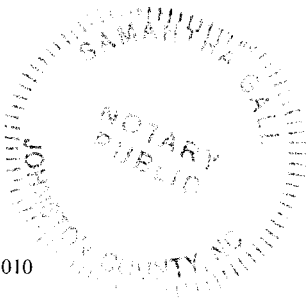


JOSEPH N. KIARIE  
Notary Public  
Notary's Printed or Typed Name

State of NC  
County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Pamela Cole Njai 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 27 day of January, 2016.

My Commission Expires: 11/10/2018  
(Affix Seal)



Samantha Gall  
Samantha Gall Notary Public  
Notary's Printed or Typed Name

**Exhibit A**

**to Deed from Andrew Charles Wedderburn and wife Edwina Delphine Wedderburn and Sydney Njai  
and wife Pamela Cole Njai  
to SP Shiloh, LLC**

**PROPERTY DESCRIPTION - 831 SLATER ROAD**

All that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEGINNING AT AN EXISTING RIGHT-OF-WAY MONUMENT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF SHILOH GLENN DRIVE (NCDOT SERVICE ROAD) AND ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY E. C. PERRY AS RECORDED IN DEED BOOK 7335, PAGE 809, DURHAM COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 87°06'22" WEST A DISTANCE OF 191.25 FEET TO AN EXISTING IRON PIPE, THE SOUTHEASTERN PROPERTY CORNER OF LOT S-13 AS RECORDED IN DEED BOOK 4201, PAGE 907, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 08°13'07" EAST A DISTANCE OF 372.84 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 08°10'48" EAST A DISTANCE OF 209.93 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 08°13'26" EAST A DISTANCE OF 266.21 FEET TO AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF SLATER ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 25°46'43" EAST A DISTANCE OF 11.27 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE SOUTH 17°09'34" EAST A DISTANCE OF 284.33 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE SOUTH 17°08'30" EAST A DISTANCE OF 175.24 FEET TO AN EXISTING IRON PIPE LOCATED AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTHERN RIGHT-OF-WAY LINE OF SHILOH GLENN DRIVE (NCDOT SERVICE ROAD); THENCE ALONG AND WITH SAID NORTHERN RIGHT-OF-WAY LINE SOUTH 23°24'19" WEST A DISTANCE OF 53.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 24°10'07" WEST A DISTANCE OF 32.61 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE SOUTH 06°24'04" WEST A DISTANCE OF 323.90 FEET TO THE POINT OF BEGINNING, CONTAINING 2.7803 ACRES (INCLUDING APPARENT DEED OVERLAP AREA OF 0.0193 ACRES).

**Exhibit B**

**to Deed from Andrew Charles Wedderburn and wife Edwina Delphine Wedderburn and Sydney Njai  
and wife Pamela Cole Njai  
to SP Shiloh, LLC  
Title Exceptions**

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plats recorded in Plat Book 61, Page 144 and Plat Book 185, Page 237, Durham County Registry.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "ALTA/ACSM Land Title Survey of 821 Slater Road, 1050 Parliament Court & 831 Slater Road, Durham County, North Carolina" by Bass, Nixon & Kennedy, Inc. dated September 8, 2015, last revised September 18, 2015, signed and sealed January 26, 2016 (the "Survey"):
  - a. Twelve-foot (12'), twenty-five foot (25') and fifty foot (50') building setback lines;
  - b. Apparent deed overlap with adjacent property having an address of 1050 Parliament Court;
  - c. Wetlands.