

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Sep 29 08:48 AM NC Rev Stamp: \$ 529.00
Book: 8279 Page: 144 Fee: \$ 26.00
Instrument Number: 2017034388
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$529.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **108435**

Mail after recording to: **Daron D. Satterfield, 3708 Lyckan Parkway, Suite 106, Durham, NC 27707**

This instrument was prepared by: **Daron D. Satterfield (Title Insured with Investors Title Insurance Company)**

THIS DEED made this 28th day of Sept, 2017 by and between

GRANTOR

Cysaba-Investment, Inc.

Mailing Address: 6405 Garrett Rd Durham NC 27707

GRANTEE

L.I.F.E. Skills Foundation

Property Address: 1805 Chapel Hill Road, Durham, NC 27707

Mailing Address: 603 Apt A Martha Street Durham NC 27707

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine 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 and more particularly described as follows:

See Exhibit A attached hereto

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5393, Page 844, Durham County Registry.

A map showing the above described property is recorded in Plat Book 128, Page 41, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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.

Submitted electronically by Nichols and Satterfield in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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 except for the exceptions hereinafter stated.

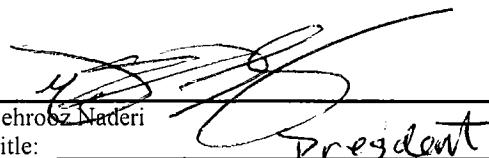
Title to the property hereinabove described is subject to the following exceptions:

1. Easements and restrictions of record
2. Ad valorem taxes for 2017 and thereafter

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Cysaba-Investment, Inc.

_____ (SEAL)

By: X 
Behrooz Naderi
Title: President

_____ (SEAL)

By: _____
Title: _____

_____ (SEAL)

NORTH CAROLINA Orange COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Behrooz Naderi. Witness my hand and official stamp or seal, this the 28th day of Sept., 2017

My Commission Expires: 5/30/2019

Notary Public

Print Notary Name: Daron D. Satterfield

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____

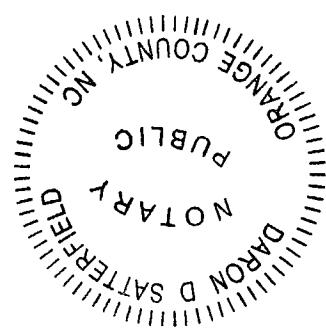


EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIN IN THE RIGHT OF WAY LINE OF CHAPEL HILL ROAD, 28 FEET FROM THE CENTERLINE OF SAID ROAD AT THE SOUTHERN EDGE OF A 5 FEET WIDE CONCRETE SIDEWALK, SAID IRON PIN AT THE NORTHWEST CORNER OF THE PROPERTY N/F OF ARTHUR KAMIYA (DB 1595/1 05) AND RUNNING THENCE WITH THE RIGHT OF WAY LINE OF CHAPEL HILL ROAD NORTH 30 DEGREES 59 SECONDS 42 MINUTES EAST 54.58 FEET TO AN IRON PIN IN THE SOUTHWEST CORNER N/F OF THOMAS LAWRENCE (DB 1453/717); RUNNING THENCE WITH SAID LAWRENCE SOUTH 60 DEGREES 0 0 MINUTES 00 SECONDS EAST 201.98 FEET TO AN IRON PIN IN THE SOUTHEAST CORNER OF SAID LAWRENCE; RUNNING THENCE WITH SAID LAWRENCE NORTH 32 DEGREES 10 MINUTES 32 SECONDS EAST 137.08 FEET WITH THE EASTERN LOT LINES OF SAID LAWRENCE AND N/F DALE WILLIAMS (DB 220/329) TO AN IRON PIN IN THE NORTHEAST CORNER OF SAID WILLIAMS IN THE LINE OF N/F KELLY MATHERLY (DB 1079/200); RUNNING THENCE WITH THE SOUTH LINE OF SAID MATHERLY SOUTH 59 DEGREES 49 MINUTES 28 SECONDS EAST 72.00 FEET TO AN IRON PIN, THE NORTHWEST CORNER OF N/F ELLA L. WILLIAMS (DB 319/211) IN THE LINE OF THE SAID MATHERLY; RUNNING THENCE WITH THE LINE OF SAID WILLIAMS SOUTH 32 DEGREES 10 MINUTES 32 SECONDS WEST 200.00 FEET TO AN IRON PIN, A CORNER OF SAID WILLIAMS IN THE LINE OF N/F W.P. WINBERRY (D B 209/510); RUNNING THENCE NORTH 59 DEGREES 49 MINUTES 28 SECONDS WEST 36.00 FEET WITH THE LINE OF SAID WINBERRY TO A NEW IRON, THE NORTHWEST CORNER OF THE SAID WINBERRY IN THE LINE OF N/F ELLA LEBLANC (DB 936/699); THENCE ALONG A NEW LOT LINE WITH ELLA LEBLANC NORTH 32 DEGREES 10 MINUTES 32 SECONDS EAST 2.00 FEET TO A NEW IRON, A NEW CORNER WITH ELLA LEBLANC; THENCE NORTH 59 DEGREES 49 MINUTES 28 SECONDS WEST 36.00 FEET ALONG A NEW LINE WITH THE SAID LEBLANC TO A NEW IRON, A NEW CORNER WITH LEBLANC IN THE EAST PROPERTY LINE OF THE SAID KAMIYA; THENCE NORTH 32 DEGREES 10 MINUTES 32 SECONDS EAST 6.31 FEET TO AN IRON PIN IN THE RIGHT OF WAY LINE OF CHAPEL HILL ROAD, THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF TRACT 1, AS PER "PLAT SHOWING RECOMBINATION PROPERTY OF ISH SUD-TRACT 1 AND ELLA LEBLANC-TRACT 2", AS PER PLAT AND SURVEY THEREOF BY C H ARLES P. HINNANT, RLS, DATED JULY 2, 1992, RECORDED IN PLAT BOOK 128, PAGE 41, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

THIS TRACT IS A RECOMBINATION OF THE NORTHERN 55 FEET OF LOT NO. 47 WITH A PORTION OF LOT NO. 51 OF THE SAME PLAT, THAT OF "THE HOUSE LANDS" PER THE PLAT OF E. C. BELVIN, DATED AUGUST 19, 1914, AND RECORDED IN PLAT BOOK 3, PAGE 193.