

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 May 03 09:22 AM
Book: 9684 Page: 877
 NC Rev Stamp: \$ 55.00 Fee: \$ 26.00
 Instrument Number: 2022018614
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$50.00
Parcel ID:	209853
Mail/Box to:	Narron Wenzel, PA PO Box 1567 Smithfield, NC 27577
Prepared by:	Jason W. Wenzel
Brief description for the Index:	New Lot 4B Plat Book 180 page 390-391, Durham County Registry

THIS GENERAL WARRANTY DEED ("Deed") is made on the 29 day of April 2022, by and between:

GRANTOR	GRANTEE
G. G. W. and Associates, LLC, A North Carolina limited liability company 8600 Polaris Drive Bahama, North Carolina 27503	Newmay, LLC A North Carolina limited liability company 4134 Burnage Hall Road Harrisburg, North Carolina 28075

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows (the "Property"):

Being all of "New Lot 4B" as shown on plat and survey entitled "Exempt Final Plat for G. G. W. and Associates, LLC" by Jerry L. Hunt Land Surveyor dated January 28, 2008 and recorded in Plat Book 180 pages 390 – 391, Durham County Registry.

For chain of title, see Book 5155 page 423, Johnston County Registry.

{N0326819.DOCX; 2}

Page 1 of 2

NC Bar Association Real Property Section Form No. 3 © Revised 02/2021

Printed by Agreement with the NC Bar Association

submitted electronically by "Narron Wenzel, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5155 page 423, Durham County Registry.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 180 page 390-391, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:


Ad valorem taxes for the current and subsequent years

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

G. G. W. and Associates, LLC
A North Carolina limited liability company

By: 

Name: David Copeland Garrett
Title: Managing Member

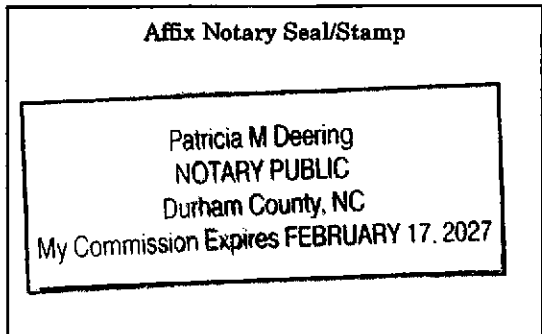
By: 

Name: Jonathan Thomas Garrett
Title: Managing Member

STATE OF NORTH CAROLINA, COUNTY OF Durham

I Patricia M. Deering, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 28 day of April 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any):

David Copeland Garrett, Managing Member of G. G. W. and Associates, LLC, a North Carolina limited liability company.

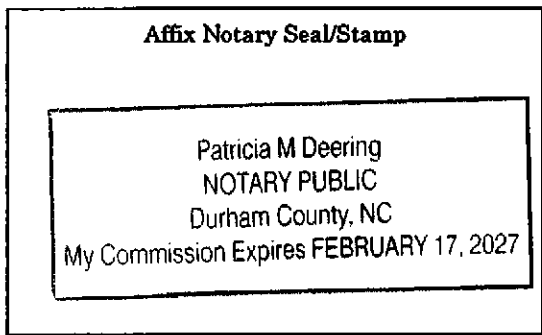


Patricia M Deering
Notary Public (Official Signature)
My commission expires: 2-17-2027

STATE OF NORTH CAROLINA, COUNTY OF Durham

I Patricia M. Deering, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29 day of April 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any):

Jonathan Thomas Garrett, Managing Member of G. G. W. and Associates, LLC, a North Carolina limited liability company.



Patricia M Deering
Notary Public (Official Signature)
My commission expires: 2-17-2027