

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jun 21 10:13 AM**  
**Book: 9367 Page: 498**  
NC Rev Stamp: \$ 10350.00 Fee: \$ 26.00  
Instrument Number: 2021030890  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$10,350.00

Parcel Identifier No. 106402

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: MORTON & GETTYS, LLC

Brief description for the Index: 1001 Ruby Street, Durham, North Carolina (Monarch Apartments)

THIS DEED made this 17th day of June, 2021, by and between:

GRANTOR	GRANTEE
<b>SAMZEL, LLC</b> a North Carolina limited liability company 100 Landsdowne Street, Apt. 1801 Cambridge, MA 02139	<b>MOKSHA CAPITAL MONARCH LLC</b> a Delaware limited liability company 128 Lawrence Street New Hyde Park, NY 11040

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 and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are 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 Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8691 at Page 795 (Durham County).

All or a portion of the property herein conveyed \_\_\_ includes or X 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 in 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 exceptions set forth on Exhibit B hereto.

[Signature page follows]

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.