

Register of Deeds

Sharon A. Davis  
Durham County, NC

01/24/2023 01:18:59 PM

BT: OPR B: 9852 P: 164 Pages: 3

DEED - DEED

Fee: \$846.00 Excise Tax: \$820.00  
INSTRUMENT #2023050026

tredfearn



## NORTH CAROLINA NON-WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: \$820.00

Grantor's mailing address: POB 117508, Atlanta, GA 30368

Grantee's mailing address: 3310 North Roxboro Street, Durham, NC 27704

Parcel numbers: 113987 and 1133988

The property conveyed by this deed is not the Grantor's primary residence.

**THIS DEED**, dated January 20, 2023, is from—

**GRANTOR:** Truist Bank (a North Carolina corporation), as Successor Trustee under the will of Numa D. Bitting fbo Mary Elizabeth Bitting and as Successor Trustee under the will of Numa D. Bitting fbo Anthony L. Bitting et al.

to

**GRANTEE:** 88 Investment Group, LLC (a North Carolina limited liability company)

The designations "Grantor" and "Grantee" as used herein shall include the parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following land lying in Durham County, North Carolina, and more particularly described as follows:

BEING all of FOURTH TRACT as described in the deed that is recorded in Deed Book 273, page 659, Durham County Registry. Said FOURTH TRACT includes Lots 3 and 4 of the WEST CHAPEL HILL STREET AND MILTON AVENUE PROPERTY OF THE A. J. ELLIS ESTATE as per plat recorded in Plat Book 6B, page 186, Durham County Registry, as well as the items designated in paragraphs "b," "c", and "d" in the FOURTH TRACT portion of said deed.

Plat Book 6B used to be known as Plat Book 6.

(The addresses of these properties are 1005 and 1007 West Chapel Hill Street, Durham, NC 27701.)

**TO HAVE AND TO HOLD** the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

**THE GRANTOR MAKES NO WARRANTIES.**

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

TRUIST BANK, AS SUCCESSOR TRUSTEE  
UNDER THE WILL OF NUMA D. BITTING  
FBO MARY ELIZABETH BITTING AND  
AS SUCCESSOR TRUSTEE UNDER THE  
WILL OF NUMA D. BITTING FBO  
ANTHONY L. BITTING ET AL.

by: *Alton Sanderson* (SEAL)  
Signature  
ALTON SANDERSON  
Printed Name  
VICE PRESIDENT  
Title

State of Georgia, County of Fulton

I, Shannon M. Reade, a notary public of the aforesaid state and county, certify that Alton Sanderson personally came before me this day and acknowledged that he or she is the Vice President of Truist Bank (a North Carolina corporation), Successor Trustee under the will of Numa D. Bitting fbo Mary Elizabeth Bitting and as Successor Trustee under the will of Numa D. Bitting fbo Anthony L. Bitting et al., and that, by authority duly given and as an act of said corporation, he has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 23rd day of January 2023.

*Shannon M. Reade*  
Notary Public

My commission expires: 1/07/27

