



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1514.00

Parcel Identifier No.: 101928

Mail after recording to: Lamond Avenue Durham Properties, LLC, PO Box 25326, Durham, NC 27702

This instrument was prepared by: TriCity Lawyers, 1910 Sedwick Road, Suite 100B, Durham, NC 27713 (without title examination and without the request for, nor the provision of, any advice as to the tax implications of this conveyance)

Brief Description from the Index: 1011 Lamond Avenue

THIS DEED made this 6 day of May, 2019, by and between

GRANTOR	GRANTEE
Carl Berg and wife, Martha Barnett 1007 Lamond Avenue Durham, NC 27701	Lamond Avenue Durham Properties, LLC, a North Carolina Limited Liability Company PO Box 25326, Durham, NC 27702

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

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described [] is or [XXX] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 8217, Page 704, Durham County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging