

Register of Deeds

Sharon A. Davis
Durham County, NC

10/11/2022 04:31:19 PM

BT: OPR B: 9798 P: 398 Pages: 2

DEED - DEED

Fee: \$526.00 Excise Tax: \$500.00

INSTRUMENT #2022039821

smarsh



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. 0820-80-88-7816

Verified by Durham County on the ____ day of October, 2022

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 1011 Riddle Road, Durham, NC 27713

THIS DEED made this 0th day of October, 2022, by and between

GRANTOR	GRANTEE
Vickers Land Company, LLC, a North Carolina limited liability company	M.M. Fowler, Inc., a North Carolina corporation
ADDRESS: P.O. Box 548 Hillsborough, NC 27278	ADDRESS: 4220 Neal Road Durham, NC 27705

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

BEING all of that 2.381 ± acre parcel shown by the plat of survey entitled "Existing Boundary Survey - - MM Fowler" prepared by Ronald D. Carpenter, PLS, dated September 22, 2022 and of record at Plat Book 207 Page 139, Durham County Registry, to which plat reference is hereby made for a more particular description."

All or a portion of the property herein conveyed 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 following exceptions:

1. Ad valorem taxes for 2022 and subsequent years;
2. Zoning ordinances affecting the property; and
3. Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

Vickers Land Company, LLC, a North Carolina limited liability company

By: *Richard Vickers*
Richard Vickers, Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Richard Vickers

Date: 10/6/2022

Zhyaire James
Notary Public

Print Name: Zhyaire James

[Official Seal]

My Commission Expires: 6-20-2026

