



FOR REGISTRATION REGISTER OF DEEDS
Willie L Covington
DURHAM COUNTY NC
2012 OCT 18 12 08 33 PM
BK 7097 PG 498-500 FEE \$26 00
NC REV STAMP \$420 00
INSTRUMENT # 2012037093

use this one

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$420 00
Parcel Identifier No _____ Verified by _____ County on the ___ day of _____, 20__
By _____

Mail/Box to _____

Prepared by and return to Donna Berkelhammer, Esq, Sands Anderson PC, 4101 Lake Boone Trail, Ste 100, Raleigh, NC 27607

Brief description for the Index 1020 and 1022 Broad Street

THIS DEED made this 16th day of October, 2012, by and between

<p>GRANTOR</p> <p><i>6961/962</i> <i>4/30/12</i> <i>#300th</i></p> <p><i>Danny Kaye Bathame wife</i></p> <p>ITAC 306, LLC Exchange Accommodation Titleholder for L & C Pavilion Partners, LLC c/o Investors Title Accommodation Corp 121 North Columbia St Chapel Hill, NC 27514</p>	TO	<p>GRANTEE</p> <p>L&C Pavilion Partners, LLC 1014 Lamond Ave Durham, NC 27701</p>
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Enter in appropriate block for each party name, 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 the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows

LYING at the southeastern intersection of Broad Street (formerly called Seventh Street) and Englewood Avenue (formerly called D Street), and being all of Lots 1, 2, 3 and 4 in Block 27 of the WEST DURHAM LAND COMPANY PROPERTY as per plat and survey thereof now on file in Deed Book 18 at page 431 and Plat Book 3 at page 196 in the Office of the Register of Deeds of Durham County, to which plat, and to another plat showing the same property designated as Lots 1 and 2 entitled PROPERTY OF W J DENNIS which is recorded

in Plat Book 6 at page 188, Durham County Registry, references are hereby expressly made for a more particular description of same
This property has street address 1020 and 1022 Broad Street

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6961, Page 962

A map showing the above described property is recorded in Plat Book 3, Page 196

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 Taxes for the year 2012, and subsequent years, not yet due and payable
- 2 All covenants, restrictions, and easements of record affecting the property

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

Seller
ITAC 306, LLC, a North Carolina limited liability company
By Investors Title Accommodation Corporation, a SC corporation

By Caroline A Vogel
Caroline A Vogel, Assistant Vice President

STATE OF NORTH CAROLINA

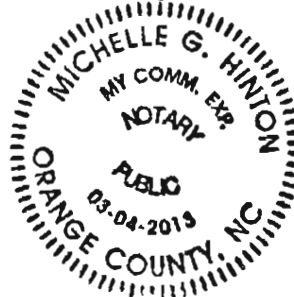
COUNTY OF ORANGE

I Michelle G Hinton, a Notary Public of said County and State, hereby certify that Caroline A Vogel personally came before me this day and acknowledged that she is Assistant Vice President of Investors Title Accommodation Corporation (a South Carolina corporation), the sole Member/Manager of ITAC 306, LLC, a North Carolina limited liability company, and that she, as Assistant Vice President of the corporation and being authorized to do so, executed the foregoing on behalf of the corporation and on behalf of the limited liability company

WITNESS my hand and official seal this 16th day of October, 2012

Michelle G Hinton
Notary Public

My Commission Expires 03/04/2013



The foregoing Certificate(s) of _____
is/are certified to be correct This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof

By _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds