

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Apr 28 01:59 PM
Book: 9680 Page: 794
 NC Rev Stamp: \$ 500.00 Fee: \$ 26.00
 Instrument Number: 2022017916
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$500.00
Parcel ID:	172050
Mail/Box to:	Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707
Prepared by:	Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707
Brief description for the index:	PROP-RUTLEDGE JH/BLK:B/LT#04-05 PT ALLEY

THIS GENERAL WARRANTY DEED ("Deed") is made on the 28 day of April, 2022, by and between:

GRANTOR	GRANTEE
John Marvin May and Lucille Karen Feudale May, a married couple 6379 Reade Hall Road Timberlake, NC 27583	Miami Blvd Investments LLC 1603 S. Miami Blvd Durham, NC 27703

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham City, Durham County, North Carolina and more particularly described as follows (the "Property"):

BEGINNING at an iron stake in the northwest intersection of a 16-foot alley and Rockway Avenue as shown on plat hereinafter referred to, and running thence along the northern edge of said alley North 70° 11' West 140.2 feet, running thence North 0° 25' East 81.06 feet; running thence North 89° East 129.4 feet to the western edge of Rockway Avenue, running thence along the western edge of Rockway Avenue South 1° 00' East 131.1 feet to the point and place of BEGINNING, and being Lots 4(a) and (b) and 5(a) and (b). For a more particular description, reference is made to map of survey of the PROPERTY OF J.H. RUTLEDGE as surveyed by S.M. Credle, C E, and recorded in Plat Book 6A at page 60, Durham County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 7155 Page 937.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

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NC Bar Association Real Property Section Form No. 3 © Revised 02/2021
 Printed by Agreement with the NC Bar Association

Submitted electronically by "Lockamy Law Firm, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing the Property is recorded in Book A Page 60.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.



Name: John Marvin May



Name: Lucille Karen Feudale May

Name:

Name:

Entity Name

By: _____

Name: _____

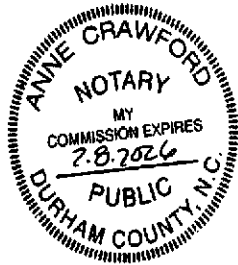
Title: _____

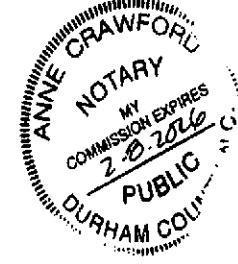
By: _____

Name: _____

Title: _____

**REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.
NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW**

<p>State of North Carolina County of <u>Durham</u></p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>John Marvin May</u></p> <p>Date: <u>4-28-22</u></p> <p><u><i>Anne Crawford</i></u>, Notary Public <u>Anne Crawford</u> Notary's Printed or Typed Name</p> <p>My commission expires: <u>2-8-2026</u></p>	<p>(Official/Notarial Seal)</p> 
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<p>State of North Carolina County of <u>Durham</u></p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>Lucille Karen Feudale May</u></p> <p>Date: <u>4-28-22</u></p> <p><u><i>Anne Crawford</i></u>, Notary Public <u>Anne Crawford</u> Notary's Printed or Typed Name</p> <p>My commission expires: <u>2-8-2026</u></p>	<p>(Official/Notarial Seal)</p> 
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