

Register of Deeds

**Sharon A. Davis
Durham County, NC**

01/20/2023 02:43:28 PM

BT: OPR B: 9851 P: 049 Pages: 3

DEED - DEED

Fee: \$726.00 Excise Tax: \$700.00

INSTRUMENT #2023049817

acarrington



This instrument prepared by Anne Page Watson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$700.00

Tax Lot No.

Parcel Identifier No. 203418

Mail after recording to: Grantee

This instrument was prepared by: Anne Page Watson (without benefit of title search)

Brief description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of January, 2023, by and between

GRANTOR

Antonette C. Mason, unmarried

Mailing Address: 104 W. Parrish St., Apt. B, Durham, NC 27701

GRANTEE

104 W. Parrish St., LLC

Property Address: 104 W. Parrish St., Unit 101, Durham, NC 27701

Mailing Address: 122 E. Seeman St., Durham, NC 27701

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:

See EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2522, Page 279, Durham County Registry.

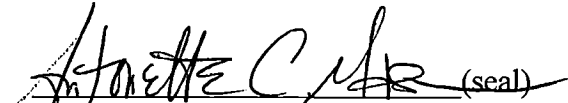
Does the above described property include the Grantor's primary residence (yes/no)? No

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (seal)
Antonette C. Mason

North Carolina
Durham County

I, Mary E. Reilly, a Notary Public for Durham County, North Carolina, do hereby certify that Antonette C. Mason personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20 day of January, 2023

Notary:

(SEAL)


My commission expires: 10-1-2023

MARY E. REILLY
Notary Public
North Carolina
Durham County

EXHIBIT A

BEING all of that condominium designated as Unit 101 of 104 West Parrish Street Condominium, as more particularly described in that Declaration of 104 West Parrish Street Condominium recorded in Deed Book 4928, Page 544, Durham County Registry, and on the plats and plans recorded in Condominium Plat Book 8, Pages 79-88, inclusive, together with an undivided interest in the common areas of said condominium as more particularly set forth in the Declaration of Condominium, which undivided interest shall automatically change in accordance with the Declaration of Condominium as the same may be amended.

Parcel ID 203418