

Register of Deeds
Sharon A. Davis
Durham County, NC

12/07/2022 02:01:05PM

BT: OPR B: 9831 P: 108 Pages: 2

DEED - DEED

Fee: \$2,826.00 Excise Tax: \$2800.00

INSTRUMENT #2022045935

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,800.00

Parcel Identifier No. 120985

Verified by _____ County on the ____ day of _____, 20__ By: _____

Mail/Box to: Grantee

This instrument was prepared by: City of Oaks Law

Brief description for the Index: 104 S MIAMI BLVD

THIS DEED made this 06 day of December, 2022, by and between

GRANTOR

GRANTEE

BUILDING FROM BELOW

a North Carolina Non Profit

Mailing Address:

P.O. Box 11731, Durham, NC 27703

Venture Properties, LLC a NC limited liability company

Mailing Address:

P.O. Box 91223, Raleigh, NC 27675

Property Address:

104 S Miami Blvd, Durham, NC 27703

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, parcel of land or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

Lying on the western side of Miami Boulevard and being all of Lot 5-10, 56-62 of the J. Sid Proctor Estate, as per plat and survey thereof now on file in Plat Book 9, Page 97, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

Property Address: **104 S Miami Blvd, Durham, NC 27703**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8313 Page 276. All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book 9 Page 97.

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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

BUILDING FROM BELOW

By: [Signature]

Mara Kaufman

Title: President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

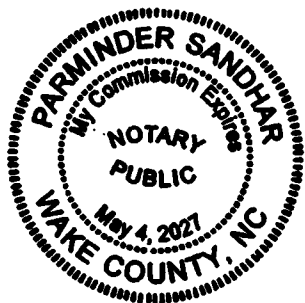
I, a Notary Public of the County and State aforesaid, certify that Mara Kaufman, President of BUILDING FROM BELOW personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 06 day of DECEMBER, 2022.

[Signature]

Notary's Official Signature

(Official Seal)



PARMINDER SANDHAR

Notary's Printed/Typed Name, Notary Public

My Commission Expires: 05/04/2027