

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
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 DEED

Excise Tax: \$ 5330.00

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Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd, Raleigh NC 27615; w/o title/tax exam

Brief Description for the index:

Lot 7, PB 106-66

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Standard Title

THIS DEED made this 11 day of May, 2020, by and between

GRANTOR	GRANTEE
<p>B & B Real Estate Investments, L.L.C. 213 Chimeneas Place Chapel Hill, NC 27517</p>	<p>106 Capitola Drive LLC</p>
<p><u>N/A</u> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p><u>Property Address:</u> 106 Capitola Drive Durham, NC 27713</p>
	<p><u>Mailing Address:</u> 2935 Erin Lane Hillsborough, NC 27278</p>
	<p>((to verify that your name(s), status and mailing address are correct, please initial <u>RL</u>))</p>

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 attached Exhibit A.

TO HAVE AND TO HOLD the aforesaid interest in the lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as stated herein, that, at the time of the delivery of this Deed, the interest conveyed hereby was free from all encumbrances

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.