

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 20 12:24 PM
Book: 9435 Page: 176
NC Rev Stamp: \$ 1550.00 Fee: \$ 26.00
Instrument Number: 2021042365
DEED

This instrument prepared by: Kennon Craver, PLLC
Mail after recording to: Grantee

Excise Tax: \$1,550.00

PID: 104900 and 104901

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

THIS DEED is made this 17th day of August, 2021, by and between:

GRANTOR: Leyland Post, LLC,
 a North Carolina limited liability company
 19482 Green Lakes Loop
 Bend, OR 97702

GRANTEE: 106 Broadway Partners LP,
 a North Carolina limited partnership
 3008 Anderson Dr. Suite 120
 Raleigh, NC 27609

Property Address: 106 Broadway Street, Durham, NC 27701
 108 Broadway Street, Durham, NC 27701

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

BEING ALL of Lot 3 and Lot 4 of the F.M. Barbee property, as per plat thereof recorded in Plat Book 13, Page 111, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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: 2022 ad valorem taxes; easements, restrictions and rights of way of record.

All or a portion of the property herein conveyed does NOT include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

GRANTOR:

Leyland Post, LLC,
a North Carolina limited liability company

(SEAL)

By: Headwall Development, LLC, its Manager

By: [Signature]
Name: Reynolds M. Maxwell
Title: Manager

STATE OF Oregon ~~NORTH CAROLINA~~

COUNTY OF Deschutes

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: Reynolds M. Maxwell

Date: 8/17/2021

[Signature]
Notary Public

Print Name: Noah Staskiewicz

My Commission Expires: 3/14/2025

