

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2022 Jan 20 04:24:06 PM  
BK:9594 PG:156-157  
DEED  
FEE: \$26.00  
INSTRUMENT # 2022002833  
EXCISE TAX: \$5,000.00  
APRILJ



## **NORTH CAROLINA GENERAL WARRANTY DEED**

**Prepared by Gary Berman, attorney**

**Return to Grantee**

**Excise tax \$5,000.00**

**Tax parcels 117631 and 117632**

**Grantor's address: 2734 Durham-Chapel Hill Boulevard, Durham, NC 27707**

**Grantee's address: 5509B West Friendly Avenue, Suite 201, Greensboro, NC 27410**

**The property described herein does not include the Grantor's primary residence.**

**THIS DEED**, dated January 18, 2022, is from NC-SD Real Estate Connection, LLC (a North Carolina limited liability company), herein called the Grantor, to Dacian Road LLC (a North Carolina limited liability company), herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described real estate lying in Durham County, North Carolina, and more particularly described as follows:

**Lying on the north side of Dayton Street and BEING all of Lots 68, 69, 70, 71, 72, 73, and 74 of the Property of Glennview Land Company, as per plat thereof on file in Plat Book 9, page 107, Durham County Registry.**

(The addresses of these properties are 1101 and 1107 Dayton Street, Durham, NC 27701. The Grantor acquired these properties by deeds recorded in Real Estate Book 8204, pages 272 and 280, Durham County Registry.)

**TO HAVE AND TO HOLD** the aforesaid real estate and all privileges, improvements, and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated.

**IN WITNESS WHEREOF**, the Grantor has executed and sealed this deed.

NC-SD REAL ESTATE CONNECTION, LLC, by:

*[Signature]* (SEAL)  
Signature

Chris M. Spence  
Printed Name

President NC-SD Real Estate Connection, LLC  
Title

~~STATE OF NORTH CAROLINA~~ <sup>CALIFORNIA</sup> COUNTY OF SAN DIEGO

I, DENNIS BUTTS, a notary public of the aforesaid state and county, certify that CHRIS SPENCE personally came before me this day and acknowledged that he or she is a PRESIDENT of NC-SD Real Estate Connection, a North Carolina limited liability company, and that, by authority duly given and as an act of said limited liability company, he or she has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal this 18 day of January 2022.

*[Signature]*  
Notary Public

My commission expires: 01/11/2023

