

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Dec 20 09:24 AM
Book: 9564 Page: 866
NC Rev Stamp: \$ 1190.00 Fee: \$ 26.00
Instrument Number: 2021064477
DEED

Submitted electronically by Gray Newell Thomas, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 1,190.00

Parcel Identifier No: 114008

Mail after recording to: GRANTEE

This instrument prepared by Dale L. Thomas Jr., 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.

THIS DEED made this 17th day of DECEMBER, 2021 by and between

GRANTORS

Elizabeth Ann Copley, an unmarried person

Mailing Address: P.O. Box 749 Durham, NC 27702

GRANTEE

1109 Matoro Properties, LLC, a North Carolina limited liability company

Property Address: 1109 W. Chapel Hill Street Durham, NC 27702

Mailing Address: 3622 Shannon Road, Suite 104, Durham, NC 27707

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 and more particularly described as follows:

BEGINNING at a stake in the property line on the south side of Chapel Hill Street, said stake being distant South 80 degrees 30 feet West 166.3 feet from the point of intersection of the property line on the west side of Cameron Street with the property line on the south side south of Chapel Hill

Street; and running thence South 00 degrees 54 feet West 176.5 feet to a stake; thence South 87 degrees 00 feet West 51.83 feet to a stake; thence North 1 degree 21 feet West 170.2 feet to a stake in the property line on the south side of Chapel Hill Street; thence along and with the property line on the south side of Chapel Hill Street; thence along and with the property line on the south side of Chapel Hill Street North 80 degrees 30 feet East 55.5 feet to a stake, the place and point of BEGINNING, the same being according to plat and survey of Hunter Jones, C.E., dated October 2, 1928, to which reference is hereby made for a more particular description of said property.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 9172, Page 497, Durham County Registry.

A map showing the above described property is recorded in Plat Book of Maps , Page , Durham County Registry and referenced within this instrument.

All or a portion of the property herein conveyed does () / does not () include the primary residence of a Grantor.

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 Grantors covenant with the Grantee, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinbefore described is subject to the following exceptions:

1. Ad Valorem taxes for the current year.
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be affixed by authority of its Board of Directors, the day and year first above written.

Elizabeth Ann Copley

(SEAL)

Elizabeth Ann Copley

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, DALE L. THOMAS JR., a Notary Public of CHATHAM County, North Carolina, do hereby certify that Elizabeth Ann Copley and/or this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal on this 17th day of DECEMBER, 20 21

Dale L. Thomas Jr.
NOTARY PUBLIC
My commission expires: 7.24.22

SEAL

DALE L THOMAS JR
Notary Public
North Carolina
Chatham County