

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Oct 04 02:25:19 PM
BK:8768 PG:971-973

DEED
FEE: \$26.00
INSTRUMENT # 2019036450
EXCISE TAX: \$4,200.00
TREDFEARN



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 4200

Parcel Identifier No. 103171, 103172, 103181, 103182 Verified by _____ County on the ____ day of _____, 2019

By: _____

Mail/Box to: Grantee *Michael D' Connor, 1113 W Main St, Durham, NC 27701*

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 1113 and 1115 West Main Street and 1030 W Peabody Street, Durham, NC

THIS DEED made this 3rd day of October 2019, by and between

GRANTOR

GRANTEE

Triangle Funeral Services, Inc.,
a North Carolina corporation

842 Inglenook Road
Durham, NC 27707

1113 West Main, LLC,
a North Carolina limited liability company

1113 W Main Street
Durham, NC 27701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Exhibit A attached hereto and incorporated herein.

All or a portion of the property herein conveyed 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 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