

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2018 Jul 17 09:42:56 AM  
BK:8467 PG:137-138  
DEED  
FEE: \$26.00  
INSTRUMENT # 2018024526  
EXCISE TAX: \$1,000.00



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$1,000.00 Recording Time, Book and Page

Tax Map No. Parcel Identifier No. 100540

Mail after recording to: Grantee, *1013 Gloria Ave., Durham, NC 27701*  
This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 16 day of July, 2018 by and between

**GRANTOR**

**GERALD W. KNOTT, unmarried**

Grantor's Address:

**GRANTEE**

**ZUNIGA SALON & SPA, LLC  
a N.C. limited liability company**

Property Address: 1122 / 1124 Broad Street, Durham, NC 27705

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 point in the southeasternmost corner of the intersection of the rights-of-way of Club Boulevard and Broad Street, and running thence south 85 degrees 16 minutes 50 seconds east 134.94 feet to a point, and thence south 4 degrees 30 minutes west 95.68 feet to a point, and thence north 85 degrees 25 minutes 3 seconds west 134.7 feet to a point in the eastern right-of-way of Broad Street; and running thence north 4 degrees 21 minutes 43 seconds east 96 feet to the point and place of BEGINNING, and being the greater part of Lot 1 and all of Lots 2, 3, and 4 of SUBURBAN LAND AND POWER COMPANY, Block 40, as per plat and survey thereof on file in Plat Book 5, page 41, Durham County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2982, Page 944, and in Book 4237, Page 985, Durham County Registry.

A map showing the above described property is recorded in Condo Book 5 Pages 41, Durham County Registry, as referenced within this instrument.

The above described property  does  does not include the primary residence of the 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 is 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

- Easements and restrictions of record
- Ad Valorem taxes not yet due and payable

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

Gerald W. Knott (SEAL)  
**Gerald W. Knott**

STATE OF NC  
 COUNTY OF plut

I certify that Gerald W. Knott, unmarried personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

Witness my hand and official stamp or seal, this the 16<sup>th</sup> day of July, 2018.

My Commission Expires: 8/4/19

Edmund D. Milan, Jr.  
 Notary Public

Print Notary Name: Edmund D. Milan, Jr.

Seal

