

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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Instrument Number: 2022008020
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ **10,359.**

Recording Time, Book and Page:

Parcel Identifier No.: 102780 and 102781

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707

THIS DEED made the 22nd day of February, 2022 by and between

GRANTOR

LTH Investments, LLC,
a North Carolina limited liability company

Mailing Address: 4422 Chapel Hill Boulevard, Durham, North Carolina 27707

GRANTEE

Durhamite Orange LLC
a North Carolina limited liability company

Mailing Address: PO Box 1711, Durham, North Carolina 27702-1711

Property Addresses: 113 and 119 Orange Street, Durham, North Carolina

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.

submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 of Grantor's undivided interest in all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of the real property described on Exhibit A attached hereto.

The above described property 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.

LTH Investments, LLC

By Barbara Ammons

Barbara Ammons, Manager

STATE OF NC
COUNTY OF Person

I, Paula L. Mann, a Notary Public for the County and State aforesaid, do hereby certify that Barbara Ammons, Manager of LTH Investments, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of February, 2022.

Paula L. Mann

Notary Public

My Commission Expires: 3/13/2025

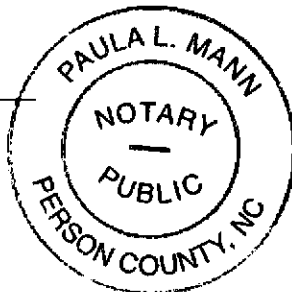


Exhibit A

113 Orange Street (Parcel 102780)

BEGINNING at a stake on the west side of Orange Street 183.2 feet in a southerly direction from the property line on the south side of East Chapel Hill Street, at a point in the center of a 17-inch brick wall, and running thence along and with the west side of said Orange Street, South 4 degrees 12 minutes West 0.85 feet to a stake; thence North 85 degrees 40 minutes West 1.83 feet to a stake; thence along and with the west side of said Orange Street South 4 degrees 18 minutes West 59.15 feet to a stake, a point in the center of another 17-inch brick wall; thence along and with the center of said 17-inch brick wall North 85 degrees 40 minutes West 72.33 feet to a stake on the east side of a 10-foot alley; thence along and with the east side of said alley North 4 degrees 12 minutes East 60 feet to a stake, a point in the center of the first mentioned 17-inch brick wall; and thence along and with the center of the first mentioned 17-inch brick wall South 85 degrees 40 minutes East 74.29 feet to a stake on the west side of Orange Street, the point of BEGINNING, the same being Lot Nos. 4, 5 and 6 of the property of M.C. and J.P. Jones, as per plat and survey thereof by Hunter Jones, C.E., dated January 1938, now on file in the Office of the Register of Deeds of Durham County in Plat Book 12, Page 29, to which reference is hereby made for a more particular description of same.

119 Orange Street (Parcel 102781)

BEGINNING at a stake in the western property line of Orange Street 123.05 feet in a southerly direction from the property line of the south side of Chapel Hill Street at a point in the center of a 17-inch brick wall, the southeast corner of R.H. Wright as shown on the plat hereinafter referred to; and running thence along and with the western property line of said Orange Street, South 4 degrees 12 minutes West 60.15 feet to a stake in the center of another 17-inch brick wall; thence along and with the center of said 17-inch brick wall North 85 degrees 40 minutes West 74.29 feet to a stake on the east side of a 10-foot alley; thence along and with the east side of said alley North 4 degrees 12 minutes East 60 feet to a point in the center of the first mentioned 17-inch brick wall, thence along and with the center of said 17-inch brick wall South 85 degrees 47 minutes East 74.29 feet to a point in the western property line of Orange Street, the place of BEGINNING and being Lots 1, 2 and 3 of the property of M.C. and J.P. Jones as per plat and survey thereof by Hunter Jones, C.E., dated January 1938 and recorded in Plat Book 12, at Page 29, Durham County Registry, to which plat reference is hereby made for a more particular description of same.