

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 SEP 18 03:28:39 PM
 BK: 7789 PG: 298-303
 DEED
 FEE: \$26.00
 EXCISE TAX: \$832.00
 INSTRUMENT # 2015031406
 SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$832.00

Parcel Identifier No. 128244 & 128245 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Grantee 11811 Norfield Court, Los Angeles, CA 90077

This instrument was prepared by: William G. Harriss

Brief description for the Index: Lots 19, 20 & 21; portions of Lots 22, 23, 24, 25, 26 & 27; Blk C Fairfield

THIS DEED made this 20th day of August, 2015, by and between

GRANTOR	GRANTEE
<p>The Beny J. Primm Revocable Living Trust dated June 3, 1998</p> <p>Address: 86 Colonial Place New Rochelle, NY 10801</p> <p>and</p> <p>Annelle B. Primm (single)</p> <p>Address: 2317 Sulgrave Ave. Baltimore, MD 21209</p>	<p>Hassan Iken 2015 Family Trust</p> <p>Mailing Address: 11811 Norfield Court Los Angeles, CA 90077</p> <p>Property Address: 3700 Turrentine Street Durham, NC 27704 and 116 Crutchfield Street Durham, NC 27704</p>

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 the City of _____, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description and attached Exhibit B for Certification of Trust

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5643, Page 701 and Book 6527, Page 125 for 3700 Turrentine Street; and Book 4891, Page 563 and Book 6527, Page 125 for 116 Crutchfield Street

A map showing the above described property is recorded in Plat Book 6, Page 3.

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, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

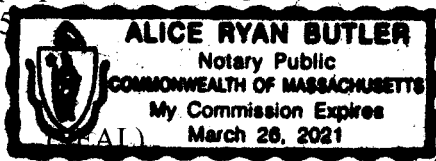
The Beny J. Primm Revocable Living Trust
dated June 3, 1998

_____(SEAL)
Annelle B. Primm

By: Beny J. Primm (SEAL)
Beny J. Primm, Trustee

State of MASSACHUSETTS - County of DUKES COUNTY

I, the undersigned Notary Public of DUKES County and State of MASSACHUSETTS, do hereby certify that **Beny J. Primm as Trustee of The Beny J. Primm Revocable Living Trust dated June 3, 1998**, personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of SEPTEMBER, 2015



Sign: Alice Ryan Butler
Print: ALICE RYAN BUTLER Notary Public

My Commission Expires: _____

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 the City of _____, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description and attached Exhibit B for Certification of Trust

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5643, Page 701 and Book 6527, Page 125 for 3700 Turrentine Street; and Book 4891, Page 563 and Book 6527, Page 125 for 116 Crutchfield Street

A map showing the above described property is recorded in Plat Book 6, Page 3.

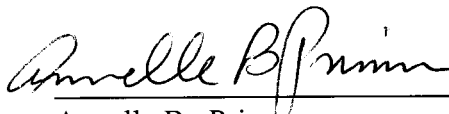
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

The Beny J. Primm Revocable Living Trust
dated June 3, 1998

 (SEAL)
Annelle B. Primm

By: _____ (SEAL)
Beny J. Primm, Trustee

State of _____ - County of _____

I, the undersigned Notary Public of _____ County and State of _____, do hereby certify that **Beny J. Primm as Trustee of The Beny J. Primm Revocable Living Trust dated June 3, 1998**, personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2015.

(SEAL)

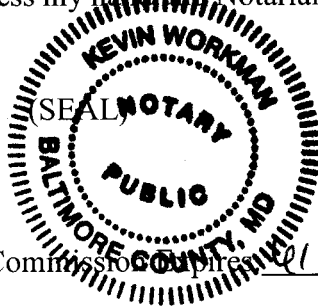
Sign: _____

Print: _____ Notary Public

My Commission Expires: _____

State of Maryland - County of Baltimore

I, the undersigned Notary Public of Baltimore County and State of Maryland, do hereby certify that **Annelle B. Primm**, personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of September, 2015.



Sign: Kevin Workman

Print: Kevin Workman Notary Public

My Commission Expires 01/21/2017

EXHIBIT A

Beginning at a stake at the northeast intersection of Turrentine Avenue and Crutchfield Street, and running thence along and with the north side of Crutchfield Street south $84^{\circ} 49'$ east 150 feet to a stake in the west line of Lot 21, Block C on the plat hereinafter referred to; and running thence along the west line of Lot 21 north $5^{\circ} 11'$ east 50 feet to a stake; thence north $84^{\circ} 40'$ west 150 feet to a stake on the east side of Turrentine Avenue; thence along and with the east side of Turrentine Avenue south $5^{\circ} 11'$ west 50 feet to a stake on the north side of Crutchfield Street, the point of beginning, and being a portion of Lots 22, 23, 24, 25, 26 and 27 in Block C of Fairfield as shown on the plat recorded in the office of the Register of Deeds of Durham County in Plat Book 6 at page 3, to which plat reference is hereby made for a more particular description.

This property has a street address of 3700 Turrentine Street, Durham, NC 27704 and a tax parcel #128244.

Property located on the north side of Crutchfield Street and BEING Lots 19, 20 and 21 in Block C of FAIRFIELD, as shown on the plat recorded in the Office of the Register of Deeds of Durham County in Plat Book 6, Page 3, to which plat reference is hereby made for a more particular description.

This property has a street address of 116 Crutchfield Street, Durham, NC 27704 and a tax parcel #128245.

Subject to all easement, restrictions and rights-of-way of record.

EXHIBIT B

State of North Carolina

CERTIFICATION OF TRUST

County of Durham

Beny J. Primm, Trustee of the Beny J. Primm Revocable Living Trust dated June 3, 1998, as amended by First Amendment dated May 1, 2002, gives this certificate to induce Hassan Iken and wife, Mouna Iken to purchase the property at 3700 Turrentine Street and 116 Crutchfield Street in Durham, North Carolina, from the Beny J. Primm Revocable Living Trust dated June 3, 1998.

The Beny J. Primm Revocable Living Trust was signed into existence on or about June 3, 1998 Beny J. Primm as Settlor and Trustee. Beny J. Primm acts as Sole Trustee in accordance with the provisions of the Beny J. Primm Revocable Living Trust dated June 3, 1998. His address is 86 Colonial Place, New Rochelle, NY 10801.

The Trustee is empowered to convey real estate. The Trust is revocable by action of Beny J. Primm as to the real property this certificate covers.

Title to this trust real property was obtained by deed recorded in Book 6527 at Page 125, Durham County Registry on December 11, 2007.

The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

The Trust's taxpayer identification number is the social security number of Beny J. Primm, Trustee.

It is understood that Hassan Iken and wife, Mouna Iken will rely on this Certification of Trust in purchasing the real property.

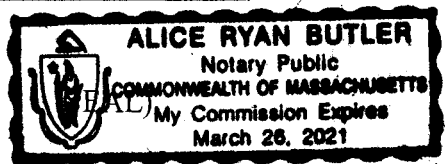
Beny J. Primm
Beny J. Primm, Sole Trustee

MASSACHUSETTS

State of ~~New York~~ - County of DUKES COUNTY

MASSACHUSETTS

I, the undersigned Notary Public of DUKES County and State of ~~New York~~, do hereby certify that **Beny J. Primm as Sole Trustee of The Beny J. Primm Revocable Living Trust dated June 3, 1998**, personally appeared before me this day and acknowledged to me that he/she/they voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8TH day of SEPTEMBER, 2015.



Sign: Alice Ryan Butler

Print: ALICE RYAN BUTLER Notary Public

My Commission Expires: _____