

Register of Deeds
Sharon A. Davis
Durham County, NC

09/15/2022 09:14:19AM

BT: OPR B: 9781 P: 788 Pages: 2

DEED - DEED

Fee: \$2,726.00 Excise Tax: \$2700.00

INSTRUMENT #2022036787

Evelyn Hammiel

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,700.00

REID: 177729

Prepared by & Returned To: Jordan Price Wall Gray & Jones, PLLC
P.O. Box 10669 Raleigh, North Carolina, 27605

Brief description for the Index:

Lot 9, North Durham Business Park

THIS SPECIAL WARRANTY DEED made this 15th day of September, 2022, by and between

GRANTOR	GRANTEE
James Joyce Property, LLC, a North Carolina limited liability company	JCD Investments, LLC, a North Carolina limited liability Property Address: 117 Wolfpack Drive Durham, NC 27704

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 and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of Lot 9, NORTH DURHAM BUSINESS PARK, as per the plat and survey thereof recorded in Plat Book 131 at page 155, together with rights of ingress, egress, and regress over and across the 32 foot wide private common access easement, 20 feet of which is part of Lot 10, and 12 feet of which is part of Lot 8 on the above-referenced plat as well as on the Plat recorded in Book 134 at Page 139; subject to

Submitted electronically by "Jordan Price Wall Gray Jones & Carlton"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

those maintenance agreements recorded in Deed Book 2224 at Page 695, and in Deed Book 2224 at Page 699, all in the Durham County Registry.

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. The property conveyed herein is not the primary residence of the Grantor.

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

1. All rights of way, easements, covenants, restrictions and other matters of record.
2. 2022 ad valorem taxes and all subsequent years taxes.
3. All local, county, state or federal government laws, ordinances, restrictions or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by duly authorized officers the day and year first above written.

GRANTOR:

James Joyce Property, LLC,
a North Carolina limited liability

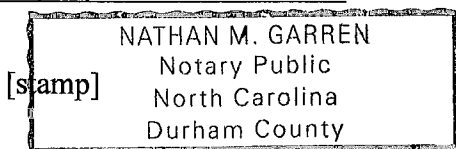
BY: Joyce Thompson Steward
Joyce Thompson Steward
Manager

State of North Carolina

County of Durham

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joyce Thompson Steward

Date: 09/08/2022



Nathan M. Garren
Notary Public

Nathan M. Garren
Printed Name

My commission expires: 10/08/2022