

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Aug 23 02:36 PM
Book: 8734 Page: 435
NC Rev Stamp: \$ 3210.00 Fee: \$ 26.00
Instrument Number: 2019030278
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney (without title search)
Return to Grantee
Excise tax \$3,210.00

Grantee's mailing address: 701 North Buchanan Boulevard, Durham, NC 27701
Grantor's mailing address: 321 East Chapel Hill Road, Durham, NC 27701

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated August 23, 2019, is from D.T.I Commercial 2 JV, LLC, a North Carolina limited liability company, herein called the Grantor, to 121 East Parrish, LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the back of the sidewalk on East Parrish Street located 81.91 feet in a northwestern direction from the back edge of a curb line in North Church Street, and running thence along and with the back edge of the sidewalk on East Parrish Street, north 56

degrees 3 minutes 33 seconds west a distance of 40 feet to a point; thence north 33 degrees 57 minutes 19 seconds east 91.5 feet to a point; thence south 56 degrees 3 minutes 33 seconds east 39.55 feet to a point; thence south 33 degrees 40 minutes 31 seconds west 91.5 feet to the place of BEGINNING, and BEING shown on the plat entitled "Survey for 121 Parrish Street Associates," which plat is on file in Plat Book 98, page 118, Durham County Registry.

(The Grantor acquired this property by deed recorded in Real Estate Book 8235, page 67, Durham County Registry.)

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions, including the party wall that is shown on said plat.

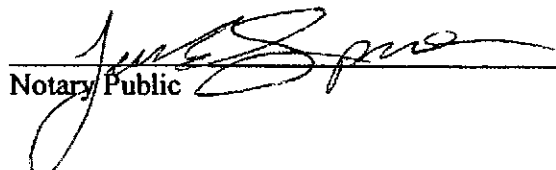
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

D.T.I Commercial 2 JV, LLC, by:

 (SEAL)
Signature of Jonathan Dayan, Manager

State of North Carolina, County of Durham

^{Buncombe} I, Jenna E. Spain, a notary public of the aforesaid state and county, certify that Jonathan Dayan personally came before me this day and acknowledged that he is a manager of D.T.I Commercial 2 JV, LLC, a North Carolina limited liability company, and that by authority duly given and as an act of said limited liability company, he has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 23 day of August 2019.


Notary Public

My commission expires:
09/27/2020

