

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2021 Nov 02 03:34:38 PM
BK:9516 PG:893-894
DEED
FEE: \$26.00
INSTRUMENT # 2021056191
EXCISE TAX: \$3,320.00
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: \$3,320.00

Grantor's mailing address: 3310 North Roxboro Road, Durham, NC 27704

Grantee's mailing address: 3 Lanier Drive, Chapel Hill, NC 27517

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

THIS DEED, dated November 2, 2021, is from Y & N Investment Group, LLC (a North Carolina limited liability company), herein called the Grantor, to Kenneth Max Gorfkle, 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 real estate located in Durham County, North Carolina, and more particularly described as follows:

BEING all of condominium units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, in Building F of being in Bay Creek Condominiums according to Declaration of Unit Ownership filed in Real Estate Book 1314, page 168, and amended by instrument recorded in Real Estate Book 3521, page 823, Durham County Registry; together with all of the appurtenances to said units, including the specified undivided interests in and to the common areas of Bay Creek Condominiums. The foregoing units are shown on the plat and plans recorded in Plat Book 112, page 83, and in Condominium File 4, page 20, Durham County Registry. Said Declaration, amendments thereto, and plat and plans are hereby incorporated herein by reference.

(The Grantor acquired all of the above real estate by deed recorded in Real Estate Book 7554, page 756, Durham County Registry. See also the corrective affidavit recorded in Real Estate Book 8557, page 906, 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.

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

Y & N Investment Group, LLC

by: [Handwritten Signature] (SEAL)
Signature
Shing Teng, member
Name and Title

State of North Carolina, County of Durham

I, Gary K. Berman, a notary public of the aforesaid state and county, certify that Shing Teng personally came before me this day and acknowledged that he is member-manager of Y & N Investment Group, 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 2d day of November 2021.

[Handwritten Signature]
Notary Public

My commission expires: January 8, 2023

