

Register of Deeds

Sharon A. Davis
Durham County, NC

09/29/2023 10:07:21 AM

BT: OPR B: 9992 P: 619 Pages: 2

DEED - DEED

Fee: \$862.00 Excise Tax: \$836.00

INSTRUMENT #2023075527

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**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$836.00**

Recording Time, Book and Page:

Tax Map No. **113339 & 113346**

Parcel Identifier No:

Mail after recording to: **Grantee: 107 Fayetteville St. Suite 400, Raleigh, NC 27601**

This instrument was prepared by: **William W. Browning, Atty (23-208)**

THIS DEED made this 11th day of September, 2023, by and between

GRANTOR

West 4th, LLC, a North Carolina limited liability company

Mailing Address: 3622 Shannon Road, Ste 104 Durham, NC 27707-3771

GRANTEE

Bull City Investment Group, LLC, a North Carolina limited liability company

Mailing Address: 107 Fayetteville Street, Suite 400 Raleigh, NC 27601-2916

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 and more particularly described as follows:

TRACT ONE: 1313 Ivy St. PRN 113339

BEING all of Lot 6 of the Property of GREGORY REAL ESTATE CO. INC. as per plat and survey thereof now on file in Plat Book 52 at Page 30 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

TRACT TWO: 1316 Ivy St. PRN 113346

BEGINNING at a stake on the east side of Ivy Street North 3 deg. 30' East 213 feet from the north side of Juniper Street, and running thence South 86 deg. 30' East 116.33 feet to a stake; thence North 04 deg. 18' East 55 feet to a stake; thence North 86

deg. 30' West 117.10 feet to a stake on the east side of Ivy Street; thence along and with the east side of Ivy Street South 3 deg. 30' West 55 feet to a stake, the point of BEGINNING and being a portion of Lots 12 and 10 of the PROPERTY OF C.C. EDWARDS AND G.D. RAY as per plat and survey now on file in the Office of the Register of Deeds of Durham County in Plat Book 8 Page 140, to which plat reference is hereby made for a more particular description of same.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7365, Page 170 , Durham County Registry.

A map showing the above described property is recorded in Plat Book 52, Page 30, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? No

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 except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

West 4th, LLC, a North Carolina limited liability company

[Handwritten signature]

By: _____

Thomas John Hennessey

Title: Member/Manager

New Jersey

STATE OF ~~NORTH CAROLINA~~, COUNTY OF Bergen

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Thomas John Hennessey, Member/Manager, West 4th, LLC, a North Carolina limited liability company, Grantor.

Witness my hand and official stamp or seal, this the 14th day of September, 2023.

My Commission Expires:

Aug 23, 2027

[Handwritten signature]
Notary Public

Print Notary Name: Diane Paventa



DIANE PAVENTA
Notary Public, State of New Jersey
My Commission Expires 08/23/2027