

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Jul 23 12:28 PM**  
**Book: 9405 Page: 534**  
 NC Rev Stamp: \$ 860.00 Fee: \$ 26.00  
 Instrument Number: 2021037225  
 DEED

Excise Tax \$860.00 Recording Time, Book and Page  
**NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Parcel Identifier No. **174309**

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_

**Grantee**

Mail/Box to **1327 Cole Mill Road, Durham County, Durham, NC 27703**

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, a licensed North Carolina attorney, without title examination.

Commitment Number: 21-18825

THIS DEED made this July 23, 2021, by and between

GRANTOR	GRANTEE
<b>BellaWood Holdings, LLC</b>	<b>Tawanna Griffin and Johnathon Baldwin</b>
whose address is 1327 Cole Mill Road, Durham County, Durham, NC 27703	whose address is 1327 Cole Mill Road, Durham County, Durham, NC 27703

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.

The property conveyed is not the principal residence of the grantor.

WITNESSETH

**BellaWood Holdings, LLC**, grantor, for \$430,000.00 (Four Hundred Thirty Thousand Dollars and Zero Cents) in consideration paid, hereby gives, grants, bargains, sells and conveys, in fee simple, subject to the exceptions and reservations hereafter provided, if any, with quitclaim covenants to **Tawanna Griffin** and **Johnathon Baldwin**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1327 Cole Mill Road, Durham County, Durham, NC 27703**, the following described real property in Durham County, North Carolina:

**BEGINNING AT A POINT WHICH IS LOCATED IN THE WESTERN MARGIN OF THE RIGHT OF WAY OF COLE MILL ROAD AND WHICH IS THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY HOPPER FAMILY VENTURES, LLC AS SHOWN IN DEED BOOK 2771 AT PAGE 633 AND IN PLAT BOOK 213. AT PAGE 81, DURHAM COUNTY REGISTRY; RUNNING THENCE ALONG SAID MARGIN OF COLE MILL ROAD, SOUTH 22° 35' 03" WEST 70.01- FEET TO A IRON; RUNNING THENCE 70, II' 36" WEST 225.68- FEET TO AN IRON; RUNNING THENCE NORTH 19° 59' 38" EAST 70.03- FEN TO AN IRON; RUNNING THENCE SOUTH 70° 10' 00" EAST 228.84- FEET TO THE POINT AND PLACE OF BEGINNING AND BEING ALL OF .37 ACRES AS SHOWN ON THAT SURVEY WHICH IS ATTACHED AS EXHIBIT "A" DATED MAY 7, 2019 BY RESIDENTIAL LAND SERVICES, PLLC AND ENTITLED PHYSICAL SURVEY FOR 81327 COLE MILL ROAD. PARCEL; 174309 PROPERTY LOCATION; 1327 COLE MILL ROAD DURHAM, NC 27705**

**Property Address is: 1327 Cole Mill Road, Durham County, Durham, NC 27703**

Said property having been previously acquired by Grantor by deed recorded 1/8/2021 in Book 9193, Page 286, Durham County registry.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of July 23, 2021:

**BellaWood Holdings, LLC**

By: 

Print/Type Name: Adam Sedawicz

Title: Partner

STATE OF North Carolina  
COUNTY OF Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that its \_\_\_\_\_ on behalf of **BellaWood Holdings, LLC**, personally appeared before me this \_\_\_\_\_ day and acknowledged that by authority duly given and as the act of **BellaWood Holdings, LLC** and on behalf of **BellaWood Holdings, LLC** he/she executed this deed as his/her free and voluntary act for the purposes set forth in this instrument and that he or she signed this foregoing instrument on behalf of **BellaWood Holdings, LLC** as its act and deed.

  
Notary Public

