

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 May 29 02:39:05 PM
BK:8433 PG:404-405

DEED
FEE: \$26.00
INSTRUMENT # 2018018017
EXCISE TAX: \$449.00

SMMARSH



2018018017

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Berman & Associates, Attorney

Return to Grantee

Excise tax: \$449.00

Mailing address of Grantor: 2625 Oberlin Drive, Durham, NC 27705

Mailing address of Grantee: 1415 Watts Street, Durham, NC 27701

The property described herein does not include the primary residence address of the Grantor.

THIS DEED, dated May 25, 2018, is from Mark Stone Properties, LLC (a North Carolina limited liability company), herein called the Grantor, to Optimiste 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 heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

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

BEING all of Lot 6 of the D. S. Miller Property, as per plat thereof on file in Plat Book 9, page 68, Durham County Registry.

(The Grantor acquired the above-mentioned property by deed recorded in Real Estate Book 8339, page 894, Durham County Registry.)

TO HAVE AND TO HOLD the aforesaid real estate 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.

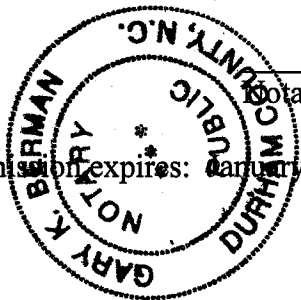
IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

MARK STONE PROPERTIES, LLC, by:

 (SEAL)
Mark Stone, Member-Manager

State of North Carolina, County of Durham

I, Gary K. Berman, a notary public of the aforesaid state and county, certify that Mark Stone personally came before me this day and acknowledged that he is a member-manager of Mark Stone Properties, 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 29 day of May 2018.





Notary Public

My commission expires: January 8, 2023