


REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2019 Sep 23 10:26:56 AM  
BK:8756 PG:534-535

DEED  
FEE: \$26.00  
INSTRUMENT # 2019034396  
EXCISE TAX: \$5,800.00 +A  
DPRUETTE  


**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Stamps: ~~\$6,000.00~~ \$5,800.00

Tax ID #'s: 120336, 120335, 120350,  
120349, 201646

The property herein conveyed IS NOT Grantor's primary residence. (NCGS 105-317.2)

After recording, MAIL TO GRANTEE

This instrument was prepared by: The Wall Law Firm, PLLC, 2310 Garner Rd, Raleigh, NC 27610

Brief description for the Index:

THIS DEED is made this 20th day of September, 2019, by and between

GRANTOR	GRANTEE
<p data-bbox="188 1205 751 1272"><b>WJD Holdings, LLC,</b> A North Carolina limited liability company</p> <p data-bbox="363 1317 576 1406">Grantor's Address: 2310 Garner Road Raleigh, NC 27610</p>	<p data-bbox="831 1205 1390 1272"><b>SBM Properties, LLC,</b> A North Carolina limited liability company</p> <p data-bbox="1002 1317 1214 1406">Grantee's Address: 95 Bluff St. Raleigh, NC 27603</p>

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 situated in the Durham Township, Durham County, North Carolina and more particularly described as follows:

**See Attached Exhibit A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7725, Page 294, and Book 8309, Page 954, Durham County Registry.

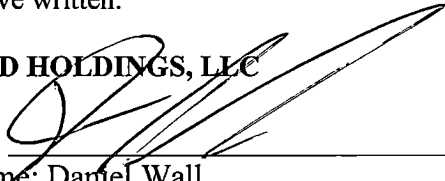
All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

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 said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Zoning and building ordinances and land use regulations applicable to the Property.
- 3) All matters which would be disclosed by a current and accurate survey and/or physical inspection of the Property.
- 4) All Covenants, conditions, restrictions, easements, liens, encumbrances and other matters of record.

IN WITNESS WHEREOF, each Grantor has hereunto set his hand and seal, as of the day and year first above written.

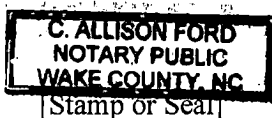
**WJD HOLDINGS, LLC**  
 By:   
 Name: Daniel Wall  
 Title: Sole Member

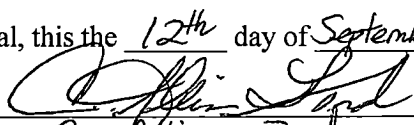
(SEAL)

STATE OF NORTH CAROLINA -- Wake COUNTY:

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing documents for the purpose stated therein and in the capacity indicated: Daniel Wall

Witness my hand and official stamp or seal, this the 12<sup>th</sup> day of September, 2019.



  
C. Allison Ford Notary Public  
 (Print Name)  
 My commission expires: 6/28/22

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Parcel ID: 120336; 120335; 120350; 120349; 201646  
Address: 1419 Camden Ave, Durham, NC 27707; 1435 Camden Ave, Durham, NC 27707;  
1435 Camden Ave, TR2, a/k/a 1433 Camden Ave, Durham, NC 27707; 640 E Club  
Blvd, Durham, NC 27707; 800 E Club Blvd, Durham, NC 27707

A certain piece or pieces of land situated, lying and being in Durham County, North Carolina and being more particularly described as follows:

BEING all of parcels 1 and 2 as depicted on "Final Plat Nello Teer Asphalt Plant" dated June 18, 2004 and recorded in Plat Book 162, Page 374, Durham County Registry.

AND all of parcels 1C, 1D and 1E as depicted on "Property of Muirhead Construction Co., Inc." dated 8/24/1981, Job No. 11659-81, and recorded in Plat Book 101, Page 84, Durham County Registry.

AND TOGETHER WITH all right, title and interest to that easement represented by that deed of easement recorded at Book 8309, Page 954, Durham County Registry.

Which have the following street addresses:

1. 800 E. Club Blvd., Durham
2. 640 E. Club Blvd. Durham
3. 1419 Camden Ave., Durham
4. 1435 Camden Ave., Durham
5. 1435 Camden Ave., TR2, a/k/a 1433 Camden Ave., Durham