

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Apr 26 02:18:50 PM
BK:8642 PG:503-506
DEED
FEE: \$26.00
INSTRUMENT # 2019013419
EXCISE TAX: \$1,223.00
DPRUETTE



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,223.00

PARCEL ID: 196951 Tax/Map ID: 0832-15-65-6407
Brief description for the Index: 1427 Camden Avenue/Parcel 3/Plat Book 162, Page 374

This instrument was prepared by: Morningstar Law Group, 112 W. Main St., Second Floor, Durham, NC 27701 —Without Tax Advice or Title Examination

Mail/Box to: Grantee

THIS DEED made this 24 day of April, 2019, by and between

GRANTOR	GRANTEE
KD3 Investments, LLC 120 Manchester Drive Roxboro, NC 27573	1427 Camden Ave, LLC 1427 Camden Avenue Durham, NC 27707

This designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, 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 City of Durham, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property is not the primary residence of Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book 8397, Page 16, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of and all privileges and appurtenances thereto belonging to the Grantee in fee simple.