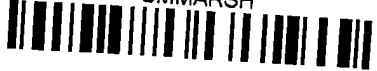


REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2021 Jul 19 11:56:58 AM
BK:9400 PG:188-190
DEED
FEE: \$26.00
INSTRUMENT # 2021036307
EXCISE TAX: \$1,480.00
SMMARSH


GENERAL WARRANTY DEED

Prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC
Mail to: Grantee, 3329 Durham-Chapel Hill Boulevard, STE 200A, Durham,
NC 27707.
Excise Stamps: \$1,480

NORTH CAROLINA, DURHAM COUNTY

This General Warranty Deed, made and entered into this the 19th day of July, 2021, by and between NNP, LLC, a North Carolina limited liability company, Grantor, and MILLER PROPERTY MANAGEMENT, LLC, a North Carolina limited liability company, Grantee, the address of which is 3329 Durham-Chapel Hill Boulevard, STE 200A, Durham, NC 27707.

W-I-T-N-E-S-S-E-T-H

THAT the Grantor, in consideration of a purchase price of SEVEN HUNDRED FORTY THOUSAND DOLLARS (\$740,000), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, those parcels of land situated in Durham County, North Carolina, which are more particularly described as follows:

**TRACT ONE: 3505 North Roxboro Street
Durham Tax Parcel ID 128511, (former Tax Parcel ID 327-01-010)
Durham GIS PIN No. 0833-11-28-8477**

LYING at the southwestern intersection of North Roxboro Street and Hewitt Street (formerly known as Turner Street), and being all of Lots 31, 32 and 33 of the A.J. AND D.H. HILL ESTATE PROPERTY, as per plat and survey thereof now on file in Plat Book 12 at page 14 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, BUT SAVE, RESERVE AND EXCEPTING THEREFROM (1) that property conveyed to the City of Durham by instrument recorded in Book 299 at page 378, Durham County Registry, for the purpose of rounding and widening the intersection of North Roxboro Street and Hewitt Street, said excepted property also being shown on a plat recorded in Plat Book 48 at page 55, Durham County Registry, and (2) that 400 square foot right-of-way conveyed to the City of Durham by instrument recorded in Book 8881 at page 126, Durham County Registry, for the purpose of installing a sidewalk along North Roxboro Street, said excepted right-of-way also being shown in Plat Book 202 at pages 77 through 82, Durham County Registry.

**TRACT TWO: Vacant 1501 Hewitt Street
Durham Tax Parcel ID 128510, (former Tax Parcel ID 327-01-009C)
Durham GIS PIN No. 0833-11-17-8480**

BEGINNING at a stake situated at westernmost rear corner of Lot 31, Property of A.J. and D.H. Hill, Plat Book 12 at page 14, said BEGINNING stake being situated (along the rear line of said Lot 31), North 47° 35' West 27.70 feet from the intersection of Hewitt Street (formerly Turner Street) and Misty Pine Avenue (formerly called Highland Avenue or Second Street); thence from the said BEGINNING stake with two new lines of Investment Corporation of Durham, Inc., (1) North 58° 31' 27" 63.36 feet to a stake, and (2) North 31° 00' East 30.24 feet to a stake, the westernmost rear corner of Lot 33 as shown on the plat referred to above; thence with the rear line of said Lot 33, South 87° 30' East 43 feet to a stake, a corner of Lot 32 as shown on the plat referred to above; thence with the line of said Lot 32, South 04° 30' West 57.3 feet to a stake, the westernmost corner of Lot 31 as shown on the plat referred to above, this being the point and place of BEGINNING, containing 2,189 square feet, more or less, and being shown on an unrecorded survey entitled "Property of Coastal Group, Inc.," dated July 12, 1984, and drawn by J. Watts Copley, LS, to which said unrecorded survey reference is hereby expressly made for a more particular description of same.

These two tracts were conveyed to Grantor by deed recorded in Book 8461 at page 356, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid parcels of land and privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.

And the said Grantor, for Grantor and for its successors and assigns, covenants with the Grantee, its successors and assigns, that Grantor is seized of said property in fee and has the right to convey said property in fee simple; that said property is free from encumbrances except as may appear of record; and that Grantor will warrant and defend the title to said interest against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Julie Lynn Parrish, as the duly authorized member/manager of NNP, LLC, has set her hand and adopted seal, on behalf of NNP, LLC, the day and year first above written.

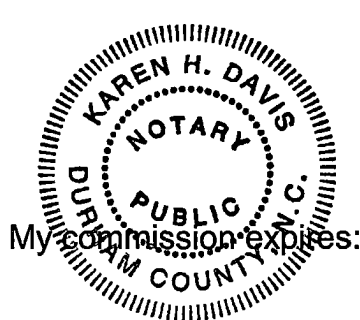
NNP, LLC

By: *Julie Lynn Parrish*
Julie Lynn Parrish, Member/Manager

NORTH CAROLINA, DURHAM COUNTY

I, *Karen H Davis*, a Notary Public for said County and State, do hereby certify that Julie Lynn Parrish, as member/manager of NNP, LLC, a North Carolina limited liability company, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein.

WITNESS my hand and notarial seal, this the *19th* day of July, 2021.



Karen H Davis
Notary Public

7-2-2022