

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2022 Apr 20 02:55:18 PM
BK:9673 PG:985-986

DEED
FEE: \$26.00
INSTRUMENT # 2022016654
EXCISE TAX: \$1,150.00
TREDFEARN



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: \$1,150.00

Parcel number: 100933

Grantor's mailing address: 25 Technology Parkway South, Suite 201, Norcross, GA
30092

Grantee's mailing address: 3310 North Roxboro Street, Durham, NC 27704

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated April 6, 2022, is from FWK Realtors, Inc. (a Georgia corporation), herein called the Grantor, to 88 Investment Group, 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 successors and assigns.

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

BEING all of Lots 1, 2, 3, and 4 as per map showing the subdivision of certain property of Witt-Haynes Housing Corporation, which map is on file in Plat Book 21, page 68, Durham County Registry.

(The address of this property is 1504 Broad Street, Durham, NC 27705. The Grantor acquired this property by deed recorded in Real Estate Book 3954, page 940, Durham County Registry.)

TO HAVE AND TO HOLD the aforesaid land 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.

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

FWK REALTORS, INC.

by: *Robert Keller* (SEAL)
Signature

Eileen Keller
Printed Name

Owner
Title

State of *Illinois*, County of *Cook*

I, *Robert Keller*, a notary public of the aforesaid state and county, certify that *Eileen Keller* personally came before me this day and acknowledged that he or she is the *Owner* of FWK Realtors, Inc., a Georgia corporation, and that, by authority duly given and as an act of said corporation, he or she 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 *6* day of April 2022.

Robert H Keller
Notary Public

My commission expires:

07/10/2024

