

Register of Deeds

Sharon A. Davis  
Durham County, NC

08/05/2022 01:30:20 PM

BT: OPR B: 9757 P: 042 Pages: 2

DEED - DEED

Fee: \$596.00 Excise Tax: \$570.00

INSTRUMENT #2022032034

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**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 570.00

Recording Time, Book and Page

Parcel Ref. No. 191184

Parcel Identifier No.

Mail after recording to: Grantee: 1506 Bahama Road, Bahama, NC 27503

This instrument was prepared by: William W. Browning, Atty ( 22-205 )

THIS DEED made this 1st day of August, 2022, by and between

**GRANTOR**

**YOSEF INC, a North Carolina Corporation  
3811 Cottonwood Drive, Durham, NC 27705**

**GRANTEE**

**COFFEY ESTATES, LLC, a North Carolina Limited Liability Company  
5201 International Drive, Durham, NC 27712**

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 and more particularly described as follows:

LYING on the southeastern side of Bahama Road, containing 0.49 acres, more or less, and being all of that property entitled "PROPERTY OF ALFRED ELLIS" as per plat and survey thereof now on file in Plat Book 96 at Page 20 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.

This property has street address 1506 Bahama Road.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5550, Page 254, Durham County Registry.

A map showing the above described property is recorded in Plat Book 96, Page 20, and referenced within this instrument.

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

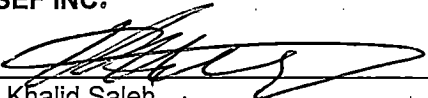
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

YOSEF INC.

By:   
Khalid Saleh  
President

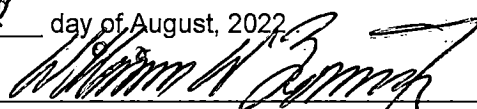
STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, William W. Browning, a Notary Public of the County and State aforesaid, certify that Khalid Saleh, personally appeared before me this day and acknowledged that he is President of Yosef Inc., a North Carolina Corporation, and that as President being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 2<sup>nd</sup> day of August, 2022

My Commission Expires: 01/27/27

  
Notary Public

Print Notary Name: William W. Browning

