

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Mar 20 04:16 PM NC Rev Stamp: \$ 432.00  
Book: 8616 Page: 75 Fee: \$ 26.00  
Instrument Number: 2019008488  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$432.00

Parcel Identifier No. 135850 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

Brief description for the Index: Unit 120, Edgewood Office Condominium

THIS DEED made this 20 day of March, 2019, by and between

**GRANTOR**

**GRANTEE**

KJMM, LLC  
A North Carolina Limited Liability Company  
3844 Somerset Dr  
Durham, NC 27707

AJAR1515 LLC  
A North Carolina Limited Liability Company  
109 Majestic Court  
Chapel Hill, NC 27517

Property Address: 1515 W. NC 54 Hwy  
Ste. 120  
Durham, NC 27707

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of 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 7130 page 827.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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, other than the following exceptions:

- 1. Ad valorem property taxes for the current year and subsequent years. All easements, restrictions and rights-of-way of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

KJMM, LLC \_\_\_\_\_ (SEAL)

~~(Entity Name)~~ \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: Frank Kennon Borden, Jr., \_\_\_\_\_  
Member-Manager \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina – County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Frank Kennon Borden, Jr., personally appeared before me this day and acknowledged that he is the Member-Manager of KJMM, LLC, a North Carolina ~~or~~ ~~corporation/limited liability company/general partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act ~~and deed~~.

Witness my hand and Notarial stamp or seal, this 20 day of March, 2019

My Commission Expires: 11/7/2021

\_\_\_\_\_  
Notary Public

