

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Apr 25 02:45 PM
Book: 8641 Page: 506
NC Rev Stamp: \$ 784.00 Fee: \$ 26.00
Instrument Number: 2019013249
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 784.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 157200 & 157201

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney at Law

THIS DEED made this 22nd day of April, 2019 by and between

GRANTOR

**RESEARCH INVESTMENT GROUP, A
North Carolina General Partnership
Mailing Address: 85403 Dudley, Chapel Hill, NC 27517**

GRANTEE

**KDL GROUP, LLC, A
North Carolina Limited Liability Company
Mailing Address: 115 Tyner Loop Circle, Chapel Hill, NC 27516
Property Address: 1562 & 1612 Carpenter Fletcher Rd., Durham, NC 27713**

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 situated in the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

BEING all of Lots 45, 46, 47, 48, 49, 50, 51, 52 and 53 in Block B of "PART OF THE W.S. PAGE EST." as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 18A at Page 137, to which plat reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1082 at Page 695 and Book 1047 at Page 663, Durham County Registry.

A map showing the above described property is recorded in Plat Book 18A, Page 137.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

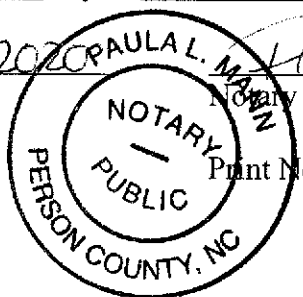
RESEARCH INVESTMENT GROUP, A
North Carolina General Partnership

Robin Simeonsson (SEAL)
Robin Simeonsson, General Partner
And Authorized Signatory

NORTH CAROLINA Person COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robin Simeonsson, General Partner and Authorized Signatory of RESEARCH INVESTMENT GROUP, A North Carolina General Partnership, Grantor(s). Witness my hand and official stamp or seal, this the 25th day of APRIL, 2019.

My Commission Expires: 3-13-2020 PAULA L. MANN
Notary Public



Paula L. Mann
Print Notary Name: PAULA L. MANN