

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Jun 17 12:39:46 PM
BK:8681 PG:315-317
DEED
FEE: \$26.00
INSTRUMENT # 2019020394
EXCISE TAX: \$1,800.00
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax \$1,800.00

Grantor's mailing address: 321 East Chapel Hill Street, Durham, NC 27701

Grantee's mailing address: 1006 Lamond Avenue, #D, Durham, NC 27701

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

THIS DEED, dated June 5, 2019, is from Dayanos Gunter Multifamily, LLC, a North Carolina limited liability company, herein called the Grantor, to Park Fitz LLC, a North Carolina limited liability company 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:

PARCEL ONE: 1711 Gunter Street, Durham, NC 27707 (tax parcel 108477)

Lying on the southwestern side of Gunter Street and BEING all of Lot 59 as per plat entitled "PROPERTY SURVEYED FOR FANNIE BELL MARKHAM," which plat is on file in Plat Book 102, page 72, Durham County Registry.

PARCEL TWO: 1609 Gunter Street, Durham, NC 27707 (tax parcel 107932)

Lying on the southwestern side of Gunter Street and adjoining a 16-foot-wide alley and BEING all of Lot 1 of the Property of Thomas C. Upchurch and wife, Margaret T. Upchurch, as per plat recorded in Plat Book 133, page 17, Durham County Registry.

PARCEL THREE: 1603, 1605 and 1607 Gunter Street, Durham, NC 27707 (tax parcel 107931)

BEGINNING at a stake on the southern side of Gunter Street at the easternmost corner of Lot 1 as per plat recorded in Plat Book 133, page 17, Durham County Registry; running thence along and with the southern side of Gunter Street, south 59 degrees 23 minutes east 151.01 feet to a stake; thence south 34 degrees 26 minutes west 166.7 feet to a stake; thence south 5 degrees 59 minutes 47 seconds west 54.62 feet to a stake; thence north 78 degrees 29 minutes 17 seconds west 137.67 feet to a stake on the eastern side of a 16-foot-wide alley; thence along and with the eastern side of said alley, north 9 degrees 44 minutes 26 seconds east 120.64 feet to a stake at the westernmost corner of said Lot 1; thence along and with the southern side of said Lot 1, south 80 degrees 15 minutes 32 seconds east 46.48 feet to a stake at the southernmost corner of said Lot 1; thence along and with the line of said Lot 1, north 9 degrees 44 minutes 28 seconds east 72.5 feet to a stake; thence along and with the line of said Lot 1, north 24 degrees 12 minutes 52 seconds east 64.42 feet to a stake and the place of BEGINNING, and being shown on said plat.

(The Grantor acquired Parcel One, Parcel Two, and Parcel Three by deed recorded in Real Estate Book 7797, page 650, 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. Title to the property hereinabove described is subject to all recorded exceptions.

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

DAYANOS GUNTER MULTIFAMILY, LLC

by:

Jonathan Dayan (SEAL)
Jonathan Dayan, Manager

and by:

Alon Gorbonos (SEAL)
Alon Gorbonos, Manager

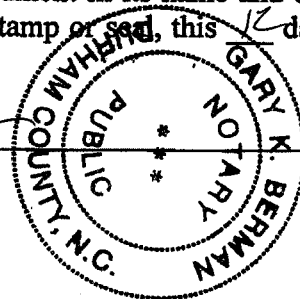
State of NC, County of Durham

I, Gary K. Berman, a notary public of the aforesaid state and county, certify that Jonathan Dayan personally came before me this day and acknowledged that he is a manager of Dayanos Gunter Multifamily, LLC, a North Carolina limited liability company, and that by authority duly given and as an act of said limited liability company, he has 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 12 day of June 2019.

Gary K. Berman
Notary Public

My commission expires:

January 8, 2023



State of NEW YORK, County of NEW YORK

I, AFIFAH BAKSH, a notary public of the aforesaid state and county, certify that Alon Gorbonos personally came before me this day and acknowledged that he is a manager of Dayanos Gunter Multifamily, LLC, a North Carolina limited liability company, and that by authority duly given and as an act of said limited liability company, he has 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 June 2019.

AFIFAH BAKSH
Notary Public

My commission expires:

November 28, 2020

