

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Bagwell Holt Smith P.A., 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
Grantee's address (return to): 4364 Salem Church Road, Haw River, NC 27258
NORTH CAROLINA
DURHAM COUNTY R/S: \$ 1600 Parcel ID#: 160461

This Deed is made this 13th day of December, 2021, by and between **W. DAYE JONES, JR., and BEVERLY P. JONES, a married couple**, 835 Kenmore Road, Chapel Hill, NC 27514, hereinafter called "Grantor," and **DAYE CORP, a North Carolina Corporation**, hereinafter called "Grantee", 4364 Salem Church Road, Haw River, NC 27258.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in DURHAM County, North Carolina, and more fully described as follows:

BEING ALL OF Lot 3, consisting of 1.210 acres, more or less, East Club Industrial Park, per plat and survey thereof recorded in Plat Book 128, Page 104, Durham County Registry, to which plat reference is hereby made for a more particular description of same. See also plat recorded in Plat Book 125, Page 69, Durham County Registry; TOGETHER with a non-exclusive, perpetual easement for ingress, egress and regress over, across and through the roads, parking lots, and driveways running from Lot 3 across and over Lot 2, Plat Book 128, Page 104, Durham County Registry to East Club Boulevard.

The property described herein does NOT include the primary residence of the Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

The Grantor covenants that it is seized of the tract in fee, and has the right to convey the same in fee simple; that the tract is free from encumbrances; and that it will warrant and defend title to the tract against

submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

- 1. Ad valorem taxes for the year 2022 and subsequent years.
- 2. Restrictive Covenants, Utility easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

W. Daye Jones, Jr. (SEAL)
 W. Daye Jones, Jr.

Beverly P. Jones (SEAL)
 Beverly P. Jones

STATE OF North Carolina

COUNTY OF Wake

I, Adella G Shaffer, a notary public, do hereby certify that the following persons personally appeared before me and acknowledged that he signed the foregoing instrument: W. Daye Jones, Jr., and Beverly P. Jones.

Witness my hand and seal this the 13th day of December, 2021.

My commission expires: 10/21/2026

Adella G Shaffer
 Notary Public - Adella G Shaffer

