

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Feb 26 04:36 PM
Book: 9245 Page: 919
NC Rev Stamp: \$ 1050.00 Fee: \$ 26.00
Instrument Number: 2021009769
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,050.00

Parcel Identifier No. 168637 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Capital City Law, 116 N. Person Street, Raleigh, NC 27601

This instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601 (NO OPINION ON TITLE)

Brief description for the Index: PROP-FERRELL BIRDIE/LT#03 & 04 PT

THIS DEED made this ____ day of _____, 20__, by and between

GRANTOR

**Mark A. Ellington and Susan P. Ellington,
husband and wife**

2710 Enon Road
Oxford, NC 27565

GRANTEE

**Eyad & Rania, LLC,
a North Carolina limited liability company**

441 Cottonseed Way
Durham, NC 27703

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 Durham County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the eastern property line of Glenn School Road, the northwest corner of Lot No. 5 on the plat hereinafter referred to (also northwest corner of Aubrey Hillman Long); and running thence along and with the eastern property line of Glenn School Road, North 22°56' West 147.92 feet to an iron stake in said eastern property line; thence North 18°42' East 73.70 feet to an iron stake; thence North 67°4' East 151.03 feet to an iron stake B. V. Ferrell's new northwest corner; thence South 22°56' East 203 feet to an iron stake in the northern line of Aubrey Hillman Long; thence along and with the northern line of Aubrey Hillman Long, South 67°4' West 200 feet to an iron stake in the eastern property line of Glenn School Road, the point and place of Beginning, and being the property of B. V. Ferrell and K. B. Ferrell as per plat and survey thereof prepared by J. Watts Copley and Associates, RLS, dated November 16, 1965. This property is a portion of Lots 3 and 4 as shown on plat and survey entitled,