

Register of Deeds
Sharon A. Davis
Durham County, NC

11/14/2023 03:05:38PM

BT: OPR B: 10014 P: 190 Pages: 2

DEED - DEED

Fee: \$2,226.00 Excise Tax: \$2200.00

INSTRUMENT #2023079646

Sharon Marsh

SPECIAL WARRANTY DEED

Excise Tax: 2200.00

Tax Parcel Number: 165020

Mail after recording to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law

THIS DEED made this 13th day of November, 2023, by and between

GRANTOR

ROGER E. HILL And Wife, GLORIA T. HILL

Mailing Address: 5132 N. Willowhaven Drive, Durham, NC 27712

GRANTEE

JAYS MIAMI PROPERTIES, LLC, a North Carolina Limited Liability Company

Mailing Address: 2709 Belmont View Loop, Cary, NC 27519

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 a 1.034 acre tract as shown on a map entitled "RECOMBINATION PLAT, PROPERTY OF ALBERT L. HIGHT and wife, VYRTEE B. HIGHT" as recorded in the Office of the Register of Deeds in Durham County in Plat Book 116 at Page 20, to which plat reference is hereby made for a more particular description of the property conveyed.

This property is also the southern one-half of Lot 2 and all of Lots, 3, 4,5 and 6 in Block D of the D. T. Bailey Property, as recorded in Plat Book 9 at Page 110, Durham County Registry.

This property has the street address 1723 S. Miami Boulevard, Durham, NC 27703.

Submitted electronically by "Sterling Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 2314, Page 890.

A map showing the above-described property is recorded in Plat Book 116, Page 20.

The above-described property does not include the primary residence of the Grantor.

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.

Roger E. Hill (SEAL)
Roger E. Hill

Gloria T. Hill (SEAL)
Gloria T. Hill

STATE OF NORTH CAROLINA
DURHAM 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: Roger E. Hill and Gloria T. Hill, Grantor(s).

Witness my hand and official stamp or seal, this the 13th day of November, 2023.

My Commission Expires: 12/06/2026

Ronald G. Coulter
Notary Public

SEAL:

