


REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2021 Dec 28 12:37:48 PM  
 BK:9573 PG:83-85  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2021065724  
 EXCISE TAX: \$700.00  
 TREFEARN



**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: \$700.00 Recording Time, Book and Page  
 Tax Map No. Parcel Identifier No. 217317

Mail after recording to: Grantee, 3335 Huest Rd., Durham NC 27705  
 This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 17<sup>th</sup> day of Dec., 2021 by and between

**GRANTOR**

**FLAGSHIP DKNC VENTURES ROXBORO, LLC**  
*a N.C. limited liability company*

Grantor's Address:

**GRANTEE**

**JUMPING JACKS ACADEMY LLC**  
*a N.C. limited liability company*

Mailing Address: 175 Frasier Street, Durham, NC 27704

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 and more particularly described as follows:

**See Exhibit A, attached hereto and incorporated by reference herein, for the legal description.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7123, Page 672, 675 and 678, Durham, County Registry.

*Instrument B. 9566, P. 73, Dec. 7*

A map showing the above described property is recorded in Plat Book 194 Pages 21 and 22, Durham County Registry, as referenced within this instrument.

The above described property  does  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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against 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:

Easements and restrictions of record;

Ad Valorem taxes not yet due and payable; and

All matters which would be shown by a current, accurate physical survey of the subject property.

**IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

**Flagship DKNC Ventures Roxboro, LLC**  
*a N.C. limited liability company*

By: *J. Brannen Edge, III* (SEAL)  
Name/Title: J. Brannen Edge, III, Manager

STATE OF North Carolina  
COUNTY OF Mecklenburg

I, the undersigned Notary Public of the County or City and State aforesaid, certify that J. Brannen Edge, III personally came before me this day and acknowledged that he is the Manager of Flagship DKNC Ventures Roxboro, LLC, a N.C. limited liability company and that by authority duly given and as the act of such entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the 17 day of December, 2021.

My Commission Expires: May 17, 2022

*Janell Otis Niebuhr*  
Notary Public  
Print Notary Name: Janell Otis Niebuhr

SEAL

JANELL OTIS NIEBUHR  
Notary Public, North Carolina  
Mecklenburg County  
My Commission Expires  
May 17, 2022

**EXHIBIT "A"**

**LYING with the southeast corner of the intersection of Frasier Street and Crabtree Ave., and BEING ALL of Lot 2, as shown on plat of survey entitled: Subdivision & Stormwater Easement Plat "Live Well North Durham" for FLAGSHIP DKNC VENTURES ROXBORO, LLC - - recorded in Plat Book 194, Pages 21 and 22, Durham County Registry, to which plat reference is hereby made for a more particular description.**