

BK 3707 PG 788 - 791 (4)
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Fee: \$26.00 DocType: DEED
Craven County, North Carolina
Sherri B. Richard, Register of Deeds

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Tax: \$4,585.00

Prepared by:
Grady Quattlebaum, PLLC
244-A Craven Street
New Bern, NC 28560

Revenue Stamps: \$4,585.00
Parcel ID #: 7-100 -5000
Type of Instrument: DEED
Grantor's Primary Residence: NO

Return to: South Durham Law, 6104 Fayetteville Road, #105, Durham, NC 27713

Address of Grantor: 3825 Barrett Drive, Suite 100, Raleigh, NC 27609

Address of Grantee: 6104 Fayetteville Road, Unit 105, Durham, NC 27713

THIS DEED, made this 22nd day of December, 2021, from **VANGUARD VENTURES, LLC** (referred to herein as "Grantor"), a North Carolina limited liability company, to **MILLER LOWRY PROPERTIES, LLC** (referred to herein as "Grantee"), a North Carolina limited liability company, is as follows:

WITNESSETH that Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey to Grantee the real property described in **EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the aforesaid described real property and all privileges and appurtenances thereunto belonging to the Grantee, in fee simple forever, subject to the herein mentioned encumbrances, if any.


Grantor covenants to and with Grantee that Grantor is seized of the aforesaid described real property in fee and has the right to convey same in fee simple; that the same are fee from

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

encumbrances except the herein mentioned encumbrances, if any, ad valorem taxes for the current year (prorated through the date of closing), utility easements and unviolated restrictive covenants that do not materially affect the value of said premises and such other encumbrances as may be assumed or specifically approved by Grantee in writing; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has executed this instrument in such form as to be binding, this the day and year first above written.

VANGUARD VENTURES, LLC

BY: 
GEORGE T. BARNES, JR., Manager

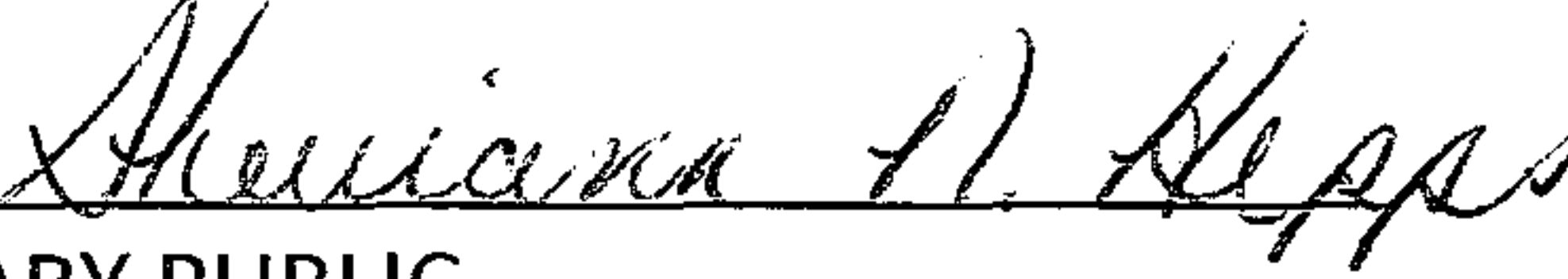
ACKNOWLEDGEMENT

The undersigned Notary Public does hereby certify that **GEORGE T. BARNES, JR.**, personally appeared before such Notary Public this day in the State of North Carolina and County of Wake and acknowledged (i) that he is a manager of **VANGUARD VENTURES, LLC**, a limited liability company, and (ii) that by authority duly given and as the act of such limited liability company, he signed the foregoing instrument in the name of such limited liability company on such limited liability company's behalf as its act and deed.

WITNESS my hand and notarial seal, this 21st day of December, 2021.

My Commission Expires:

3-15-2026


NOTARY PUBLIC

NOTARY SEAL/STAMP MUST APPEAR
LEGIBLY IN BOX TO RIGHT

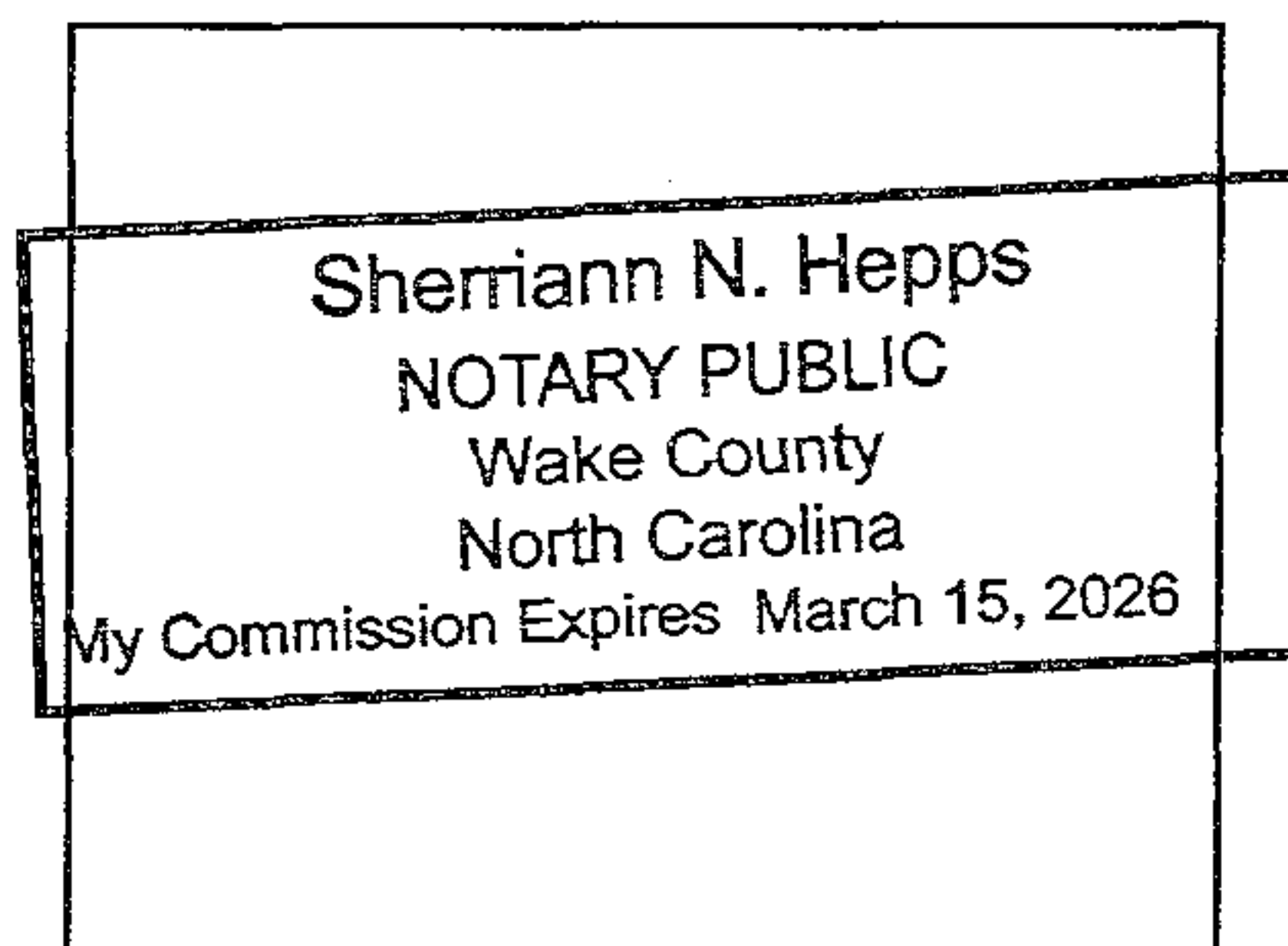


EXHIBIT A**Property Description**

All of Parcel A, 60,911 SF, 1.39 acres, more or less, as shown on a map entitled "RECOMBINATION SURVEY FOR VANGUARD VENTURES, LLC", said map being recorded in Book I, Page 167B, in the Office of the Register of Deeds of Craven County, North Carolina, reference to said map being hereby made for a more accurate, detailed and perfect description of the aforesaid real property.

Subject to those easements and rights-of-way of record.