

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jul 30 11:54 AM
Book: 9413 Page: 710
NC Rev Stamp: \$ 4735.00 Fee: \$ 26.00
Instrument Number: 2021038597
DEED

NORTH CAROLINA
SPECIAL WARRANTY DEED

Excise Tax: \$4,735.00

Recording Time, Book and Page

Tax Map No. 163563

PIN: 0749-02-78-7971

Mail after recording to: Grantee

This instrument prepared by: Emily A. Gallimore, a licensed North Carolina attorney (without title examination). Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon distribution of closing proceeds.

THIS DEED made this 30th day of July, 2021 by and between

GRANTOR

E&D W RE 1808 MIAMI BLVD LLC, a Delaware limited liability company

MAILING ADDRESS:

600 Steamboat Road, Suite 200, Greenwich, Connecticut 06830

GRANTEE

MICHAEL ZIGELMAN AND MAURINA KUSELL as Trustees of the **MICHAEL D. ZIGELMAN AND MAURINA L. KUSELL LIVING TRUST DATED DECEMBER 2, 2003** and **JENNIFER TAYLOR AND JACOB KUSELL-ZIGELMAN** as Trustees of the **ZIGELMAN FAMILY TRUST DATED JANUARY 28, 2016**, as **50/50 Tenants in Common**

MAILING ADDRESS:

189 Vista Drive, Arroyo Grande, California 93420

Submitted electronically by "First American Title Insurance Company - NCS Kansas City" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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, as tenants by the entirety, in fee simple, all that certain lot or parcel of land situated in the city of Durham, Durham County, North Carolina more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8687, Page 774, Durham County Registry.

Per N.C.G.S. §105-317.2, the property does not include the primary residence of 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 claiming by, under or through Grantor, subject to the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: (a) easements, restrictions, declarations, reservations, agreements, instruments and other matters of record; (b) taxes and assessments, general and special, not now delinquent; and (c) rights of the public in and to the parts thereof in streets, roads or alleys.

[Signature Page Follows]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 07/19/2021 before me, Dale Marc Effren Notary Public
(insert name and title of the officer)

personally appeared Todd L. Boehly
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Exhibit A

(Legal Description)

BEING ALL OF THAT CERTAIN PARCEL SHOWN AS LOT 1 BY THE PLAT OF SURVEY ENTITLED "FINAL RESUBDIVISION PLAT OF LEVI TRACT," DATED AUGUST 16, 2000 AND REVISED MARCH 7, 2001, PREPARED BY S.D. PUCKETT & ASSOC. INC. AND OF RECORD AT PLAT BOOK 151, PAGES 319-320, DURHAM COUNTY, NORTH CAROLINA REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH ANY EASEMENT(S) CREATED UNDER THAT DECLARATION OF ACCESS, MAINTENANCE, USE AND DEDICATION RECORDED IN BOOK 3165, PAGE 953, DURHAM COUNTY REGISTRY.