

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Jul 28 09:42 AM**  
**Book: 9410 Page: 6**  
 NC Rev Stamp: \$ 417.00 Fee: \$ 26.00  
 Instrument Number: 2021038015  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 417.00

Parcel Identifier No. 108438 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee 1813 Chapel Hill Road, Durham, NC 27707

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: 1813 Chapel Hill Road PB 3B @ PG 193

THIS DEED made this 27<sup>th</sup> day of July, 2021, by and between

GRANTOR	GRANTEE
Larry R. Camp (unmarried)	Sud Real Estate, LLC a North Carolina limited liability company (A 50 % undivided interest)
Address: 1813 Chapel Hill Road Durham, NC 27707	Property: 1813 Chapel Hill Road Durham, NC 27707

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, a 50% undivided interest in and to that certain lot or parcel of land situated in the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A for legal description**

submitted electronically by "Marion Law Office, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property herein conveyed \_\_\_\_\_ does include or \_\_\_\_\_ does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3484, Page 999.

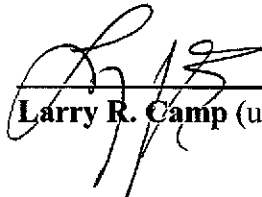
A map showing the above described property is recorded in Plat Book 3, Page 193.

TO HAVE AND TO HOLD the aforesaid a 50% undivided interest in and to that 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, other than the following exceptions:

**Subject to all easements, restrictions and rights-of-way of record.**

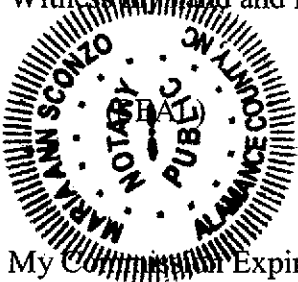
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 \_\_\_\_\_ (Seal)  
**Larry R. Camp** (unmarried)

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Larry R. Camp** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27 day of July, 2021.



Sign: Maria Ann Scenzo  
Print: MARIA Ann SCENZO Notary Public

My Commission Expires: 6/2/2023

**EXHIBIT A**

Beginning at a stake at the point of intersection of the northern side of Gunter Street and the eastern side of Chapel Hill Road, and running thence along and with the eastern side of Chapel Hill Road North  $31^{\circ} 19'$  East 68.67 feet to a stake; thence South  $60^{\circ} 0'$  East 199.92 feet to a stake; thence South  $31^{\circ} 19'$  West 68.67 feet to a stake in the northern side of Gunter Street; thence along and with the northern side of Gunter Street North  $60^{\circ} 0'$  West 199.92 feet to a stake, the point of beginning and BEING the property of Roberts Construction Company as per plat and survey of Credle Engineering Company, dated March 26, 1968. Also being the greater portion of Lot #50 of the House Land as per plat and survey thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 3, Page 193, to which plat reference (also) is made for a more particular description of same. There is excepted from this conveyance the ten square feet of land conveyed in Deed Book 431 at Page 23, lying on the edge of Chapel Hill Road and Gunter Street.

Subject to all easements, restrictions and rights-of-way of record.

This parcel has the street address of 1813 Chapel Hill Road, Durham, NC 27707 and a tax parcel #108438.