

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2021 Sep 08 10:38:23 AM
BK:9455 PG:332-334
DEED
FEE: \$26.00
INSTRUMENT # 2021045657
EXCISE TAX: \$850.00
JTABRON



**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$850.00

Tax Parcel No. 108463

Mail after recording to: Grantees

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination

THIS DEED made this 7th day of September, 2021, by and between

GRANTOR

ARTHUR KAMEI KAMIYA and Wife, ELIZABETH GRIGGS KAMIYA

Mailing Address: 3509 Mossdale Avenue, Durham, NC 27707

GRANTEE

OUR TREE LOVE, LLC, a North Carolina Limited Liability Company

Mailing Address: 112 West Maynard Avenue, 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 situated in the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

See the attached Exhibit A, which is incorporated herein by reference.

The property herein described was acquired by Grantors by instrument recorded in Book 1595, Page 105.

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

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

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.

Arthur Kamei Kamiya (SEAL)
Arthur Kamei Kamiya

Elizabeth Griggs Kamiya (SEAL)
Elizabeth Griggs Kamiya

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: Arthur Kamei Kamiya and Elizabeth Griggs Kamiya, Grantors.

Witness my hand and official stamp or seal, this the 7th day of September, 2021.

My Commission Expires: 12/06/2021

Ronald G Coulter
Notary Public

SEAL:

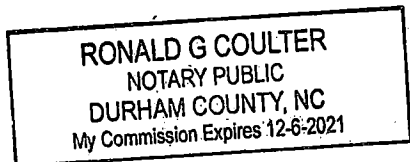


EXHIBIT A**REAL PROPERTY OF OUR TREE LOVE, LLC**

Lying on the southeast side of Chapel Hill Road or Street, between Maplewood Cemetery and Lakewood Park, fronting on said road or street 80 feet and 4 inches, and bounded on the northeast by Lot # 47 of the plat hereinafter referred to; on the southeast by by Lot # 51, and on the southwest by Lot # 49, all as shown on the plat hereinafter referred to, and beginning at the northwest corner of Lot # 49, said point and place of beginning, being North 32° East 135 feet 4 inches from the northeast intersection of Gunter Street and Chapel Hill Road, and from said point of beginning along and with the northeast side of Chapel Hill Street 80 feet and 4 inches to a stake; thence South 60° East 210 feet to a stake; thence South 32° West along and with the northwest line of Lot # 51 to a stake, the northeast corner of Lot # 49; thence along and with the lot line dividing Lot 49 and Lot 48 North 60° West 210 feet to a stake on the southeast side of Chapel Hill Road, the point and place of beginning, and being all of Lot 48 and 12 feet 8 inches of Lot 47 of the House Land conveyed to Mary F. Thompson by W. H. House and S. R. House. The above strip of 12 feet 8 inches was cut off of Lot 47 and added to Lot 48 as shown by deed recorded in Book of Deeds 45, Page 36, Durham County Registry, in a conveyance of Mary F. Thompson and J. J. Thompson to W. E. Haley, et ux. Lots 47 and 48 are shown on the plat of the House Lands in Plat Book 3, Page 193. See deed of J. Thompson and wife, Mary Thompson, to Charles Strayhorn, December 3, 1917, recorded in Deed Book 52, Page 675, and plat of the House Lands in Plat Book 3, Page 193. For complete description, same made by E. C. Credle in 1904. See Will of Charles Strayhorn, August 14, 1949 in Will Book 9, Page 63, Durham County Clerk of Superior Court's Office.