

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2021 Aug 17 12:50 PM

Book: 9431 Page: 415

NC Rev Stamp: \$ 1090.00 Fee: \$ 26.00

Instrument Number: 2021041735
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1090.00

Parcel Identifier Nos. 156272 & 156273

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Ragsdale Liggett PLLC (Burch), 2840 Plaza Place, Suite 400, Raleigh, NC 27612

Brief description for the Index:

4.63+/- and .854+/- Acres, Ed Cook Rd.

THIS DEED made this 17th day of August, 2021 by and between

GRANTOR	GRANTEE
CONNOR PROPERTIES, LLC, a North Carolina limited liability company	SRINIVAS PAREPALLI and spouse, SUCHITA PAREPALLI
10816 Ashland Mill Ct., Raleigh, NC 27617	102 King Arthur Ct. Morrisville, NC 27560

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

submitted electronically by "TriCity Lawyers"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

convey unto the Grantee in fee simple, all that certain lot, parcel of land situated in Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5391, Page 47, and Book 4815, Page 821, Durham County Registry.

All or a portion of the property herein conveyed ___includes or X does not include the primary residence of a 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 has done nothing to impair such title as Grantor received except as hereinafter set forth, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. **Taxes for the year 2021, not yet due and payable; and**
2. **General service and utility easements, rights of way and restrictions of record, if any.**

[Signature Page Follows]

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

CONNOR PROPERTIES, LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)
Todd N. Grosshandler, Manager

STATE OF NORTH CAROLINA

COUNTY OF Carteret

I, a Notary Public of Carteret County and State aforesaid, certify that the following person personally appeared before me this day, acknowledging that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Todd N. Grosshandler, Manager of CONNOR PROPERTIES, LLC**, a North Carolina limited liability company.

Date: August 11 2021.

(SEAL)

[Signature]
Notary Public

Printed Name: Andrea Williams

My commission expires: March 28, 2025

Andrea Williams
NOTARY PUBLIC
Carteret County, NC

EXHIBIT A**Legal Description**

Situated in Durham County, North Carolina and being more particularly described as follows:

TRACT 1

BEGINNING at a stake on the west side of Cook Road, located north 4°31' East 350.8 feet from the intersection of the west side of Cook Road and the northwest side of Southern High Drive, such point of BEGINNING being the northeast corner of Lot #2 as per plat and survey hereinafter referred to; running thence with the north line of Lot #2, North 83°39' West 345.07 feet to a stake; thence North 4°49' East 100 feet to a stake; thence south 83°39' East 344.6 feet to a stake on the west side of Cook Road; thence with the west side of said Cook Road, South 4°31' West 100 feet to the point and place of BEGINNING, and being Lot #1 as per plat and survey entitled "Property of Minnie E. Baucom" by J. Watts Copley, dated April, 1961, of record in Plat Book 41, Page 132, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

TRACT 1: 1814 Ed Cook Road, Durham, NC 27703- Parcel # 156272

TRACT 2

BEGINNING at a point, said point being the southeastern corner of Lot 1, Property of Minnie E. Baucom, as shown on map recorded in Plat Book 41, Page 132, Durham County Registry; thence South 04° 30' 57" (current deed incorrectly states this call as "04 deg. 3 min. 57 deg.") West 350.93 feet along and with the eastern right of way of Ed Cook Road to an existing iron pipe in the eastern right of way of So-Hi Drive; thence with the eastern right of way of So- Hi Drive South 42° 08' 40" West 572.06 feet to an existing iron pipe; thence with the eastern boundary of Rowland F. Williams North 04° 51' 15" East 615.55 feet to an existing iron pipe; thence North 04° 45' 08" East 100.06 feet to an existing iron pipe; thence North 04° 55' 48" East 99.91 feet to an existing iron pipe; thence along and with the boundary of Lot 1 on the above-referenced map South 83° 34' 12" East 344.69 feet to the POINT AND PLACE of BEGINNING, and being all of property shown on a survey of the 4.63 acre parcel prepared for A. Wayne Witt and Carl R. Banks by the John R. McAdams Company, Inc., dated April 24, 1985 (Project SURS-8279).

TRACT 2: 1824 Ed Cook Road, Durham, NC 27703- Parcel # 156273