

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jul 03 02:15 PM
Book: 8695 Page: 526
NC Rev Stamp: \$ 4700.00 Fee: \$ 26.00
Instrument Number: 2019022951
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$4,700.00
Tax Map No.:

Recording Time: Book and Page:
Parcel Identifier No.:153848

Mail after recording to:
JAM3, LLC
108 Lyric Ct.
Cary, NC 27519

This instrument was prepared by:
Nikhil Vyas, Esq.
NC Bar No. 51392

THIS DEED made this date, June 29th, 2019 by and between:

GRANTOR:

GRANTEE:

Learning Tots Properties, LLC

JAM3, LLC

Mailing Address:
610 Albion Place
Cary, NC 27519

Mailing Address:
1900 Sedwick Road
Durham, NC 27713

Brief Description of Property: 1900 Sedwick Rd., Durham, NC 27713

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 and more particularly described as follows:

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