

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2022 Feb 03 01:21 PM  
Book: 9606 Page: 394  
NC Rev Stamp: \$ 1350.00 Fee: \$ 26.00  
Instrument Number: 2022004924  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,350.00

Parcel Identifier No. 107938 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707

This instrument was prepared by: Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707

Brief description for the Index: Parcel ID(s): 107938.

THIS DEED made this 3<sup>rd</sup> day of February, 2022, by and between

GRANTOR	GRANTEE
Red Building, LLC 1652 Purple Sage Lane Chapel Hill, NC 27516	Dean Street Development, LLC 303 Watts Street Durham, NC 27701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, Durham City, Durham County, North Carolina and more particularly described as follows:

BEGINNING AT A STAKE SET AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF CHAPEL HILL ROAD WITH THE SOUTHERN RIGHT OF WAY OF DEAN STREET AND RUNNING THENCE ALONG AND WITH THE SOUTHERN RIGHT OF WAY OF DEAN STREET SOUTH 61 DEG. 30.00 MIN. EAST 153.09 FEET TO A STAKE; THENCE FURTHER ALONG AND WITH THE SOUTHERN RIGHT OF WAY OF DEAN STREET SOUTH 59 DEG. 58.05 MIN. EAST 65.67 FEET TO A STAKE; THENCE SOUTH 28 DEG. 20.03 MIN. WEST 63.31 FEET TO A STAKE; 18.58 MIN. WEST 151.35 FEET TO A STAKE SET IN THE EASTERN RIGHT OF WAY OF CHAPEL HILL ROAD ; THENCE ALONG AND WITH THE EASTERN RIGHT OF WAY OF CHAPEL HILL ROAD NORTH 29 DEG. 39.36 MIN. EAST 64.77 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING, BEING THE PROPERTY OF BARRY L. POSS AS PER SURVEY BY TRIANGLE SURVEYORS, INC. DATED SEPTEMBER 4, 1990 AND ALSO BEING THE SAME PROPERTY SHOWN ON SURVEY FOR ETHEL SIMONETTI BY TRIANGLE SURVEYORS, INC. DATED JUNE 1, 1998.

Submitted electronically by "Lockamy Law Firm, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7855 page 466.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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.

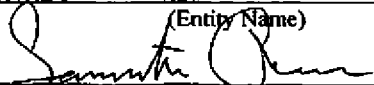
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

Red Building, LLC \_\_\_\_\_ (SEAL)

(Entity Name)

Print/Type Name: \_\_\_\_\_

By: 

\_\_\_\_\_ (SEAL)

Print/Type Name & Title: Samantha Greaves, Managing Member

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

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NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW**

State of North Carolina  
County of Durham

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
Samantha Greaves, individually and on behalf of Red Building, LLC

Date: 2-3-22

*Lauren Grennell* Notary Public  
Lauren Grennell  
Notary's Printed or Typed Name  
My commission expires: 11-09-24

