

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2022 Apr 28 11:04:09 AM
BK:9680 PG:284-285
DEED
FEE: \$26.00
INSTRUMENT # 2022017839
EXCISE TAX: \$1,000.00
TREDFEARN



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 1,000.00

Recording Time, Book and Page

Parcel Ref. No. 101865

Parcel Identifier No.

Mail after recording to: Grantee: 508 Saint Lucia Ct. Holly Springs, NC 27540

This instrument was prepared by: William W. Browning, Atty (22-114)

THIS DEED made this 25th day of April, 2022, by and between

GRANTOR

MARKHAM AVENUE PROPERTIES, LLC, a North Carolina Limited Liability Company
Address: 795 Harbor Isle Circle W, Memphis, TN 38103

GRANTEE

REDSUN, INC., a North Carolina Corporation
Address: 508 Saint Lucia Court, Holly Springs, NC 27540

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:

BEING all of Lots 1 and 2 of the Map Showing a Part of the W.T. NEAL ESTATE as per plat and survey thereof now on file in Plat Book 33 at Page 24 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 1901 W. Markham Avenue.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7570, Page 249, Durham County Registry.

A map showing the above described property is recorded in Plat Book 33, Page , and referenced within this instrument.

The above described property ☐ does ☐ does not include the primary residence of the 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 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

MARKHAM AVENUE PROPERTIES, LLC.

By: Jan Cools, Manager
Jan Cools, Manager

By: Joseph M Cools, President
Joseph Cools, Manager

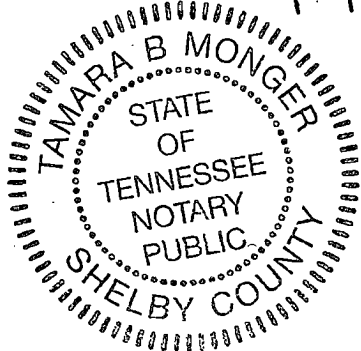
STATE OF TENNESSEE

COUNTY OF Shelby

I, Tamara B. Monger, a Notary Public, hereby 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: JAN COOLS AND JOSEPH COOLS as Managers of Markham Avenue Properties, LLC Grantor.

Witness my hand and official stamp or seal, this the 25th day of April, 2022.

My Commission Expires: 3/8/23



Tamara B. Monger
Notary Public

Print Notary Name: Tamara B. Monger