

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

2021 Dec 28 11:59 AM

Book: 9572 Page: 722

NC Rev Stamp: \$ 290.00 Fee: \$ 26.00

Instrument Number: 2021065660
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

Parcel Identifier No. 153908 Verified by _____ County on the ____ day of _____, 20__
By: _____

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 312 N. Estes Drive, Chapel Hill, NC 27514

THIS DEED is made this 27th day of December, 2021, by and between

GRANTOR	GRANTEE
EGGLESTON PROPERTIES, LLC A North Carolina limited liability company	J & S GROWTH AND DEVELOPMENT CENTER, a North Carolina non-profit corporation
	Property Address: 1920 E. NC 54 Hwy, Unit 310 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 situated in the **Durham County**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

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.

Submitted electronically by "Bagwell Holt Smith PA-CC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

EGGLESTON PROPERTIES, LLC
A North Carolina limited liability company

Address: 606 Basil Drive
Ducherry, NC 27713

By: 
ALLEN TODD EGGLESTON, Manager


Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein ___ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Orange County, North Carolina

I 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: **ALLEN TODD EGGLESTON, Manager**

Date: 12/27/2021


Danisha T., Notary Public
Printed Name of Notary Public
My commission expires: 12/9/2026

(Official Seal)

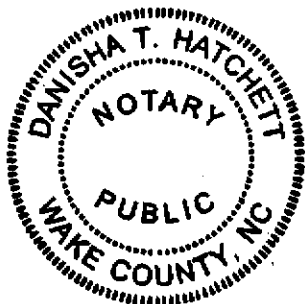


EXHIBIT A

BEING all of Unit 310 in Building 300 in Executive Office Park, an office condominium located in Durham County, North Carolina, as designated and described in the Declaration of unit ownership dated November 9, 1982 recorded in Book 1097, Page 308, Durham County Registry, as amended by those instruments recorded in Book 1123, Page 766; Book 1181, Page 195; Book 1190, Page 349; and Book 7911, Page 460, all of the Durham County Registry; and on the condominium plats recorded in Condominium Plat Book 2, Pages 181 through 191; Condominium Plat Book 2, Pages 206 through 218; and Condominium Plat Book 3, Pages 62 through 70, all of the Durham County Registry; together with the undivided interest in all common areas of the condominium as provided in the Declaration and all amendments thereto.