

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Jan 20 01:35 PM
Book: 9593 Page: 544
NC Rev Stamp: \$ 1024.00 Fee: \$ 26.00
Instrument Number: 2022002740
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,024.00

Parcel Identifier No. 112217 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 2005 E. Peabody Street, Durham, NC 27703

THIS DEED made this 20th day of January, 2022 by and between

GRANTOR	GRANTEE
Darrell Keith Mangum and wife, Chantae Bohannon-Mangum	Kandibren LLC, a North Carolina limited liability company ADDRESS: 7413 Six Forks Road, #247 Raleigh, NC 27615

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

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8605, Page 455, Durham County Registry.

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 ____, Durham County Registry.

KC: 455792v1

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

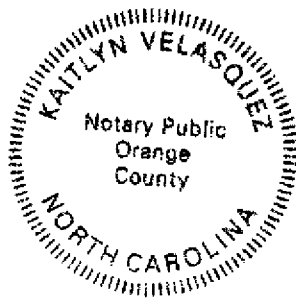
- 1. 2022 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Darrell Keith Mangum (SEAL)
 Darrell Keith Mangum

State of North Carolina - County of Durham
 I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Darrell Keith Mangum
 Witness my hand and Notarial stamp or seal this 13 day of January, 2022.

My Commission Expires: 12-6-2026
 (Affix Seal)

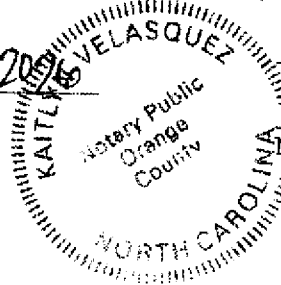


Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
 Notary's Printed or Typed Name

Chantae Bohannon-Mangum (SEAL)
 Chantae Bohannon-Mangum

State of North Carolina - County of Durham
 I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Chantae Bohannon-Mangum
 Witness my hand and Notarial stamp or seal this 19th day of January, 2022.

My Commission Expires: 12-6-2026
 (Affix Seal)



Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
 Notary's Printed or Typed Name

EXHIBIT A

BEING all of that property on the north side of East Peabody Street as shown on plat and survey thereof, recorded in Plat Book 2, Page 165, Durham County Registry and being further described as:

BEGINNING at a stake on the north side of East Peabody Street between South Driver Avenue and Carden Lane, at the Southeast corner of Lot #6 as shown in Plat Book 11, at Page 173, Durham County Registry, and running thence South 60 degrees 15 minutes East 97 feet 4 inches to an iron stake, the Southwest corner of Lot #12 as shown in the aforesaid Plat Book 11, at Page 173, running thence North 31 degrees 30 minutes East 264 feet 11 inches to a stake; running thence North 65 degrees West 116 feet 4 inches to a stake; running thence South 26 degrees 45 minutes West 256 feet 2 inches to a stake on the North side of East Peabody Street, the point and place of BEGINNING, as per plat and survey thereof recorded in Plat Book 2, at Page 165, Durham County Registry, to which plat reference is hereby made for a more particular description of same. Also conveyed with this property is the sewer easement along the 3-foot strip of land extending from the property to Carden Lane across Lot #5 of the Durham Manufacturing Company property, as shown in the aforesaid Plat Book 11, at Page 173, which easement was granted by R. F. Jackson et ux, by their deed of January 10, 1946, recorded in Deed Book 160, at Page 383, Durham County Registry. This property known as 2005 E. Peabody Street, Durham, N.C. 27701.