

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Sep 22 12:17 PM
Book: 9074 Page: 836
NC Rev Stamp: \$ 720.00 Fee: \$ 26.00
Instrument Number: 2020040025
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$720.00

Recording Time, Book and Page:

Parcel Identifier No.: 100956

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707

THIS DEED made the 17th day of September, 2020 by and between

GRANTOR

Elysium Properties LLC
a North Carolina limited liability company

Mailing Address: 811 Ninth Street, Suite 210 Durham, North Carolina 27705

GRANTEE

2117 Guess Road Inc.,
a North Carolina corporation

Mailing Address: 5115 Guess Road, Durham, North Carolina 27705
Property Address: 2117 Guess Road, Durham, North Carolina 27705

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 of Grantor's undivided interest in all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of the real property described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 8548, Page 629, Durham County Registry.

The above described property 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Elysium Properties, LLC

By: [Signature]
Eric N. Gadol, Manager

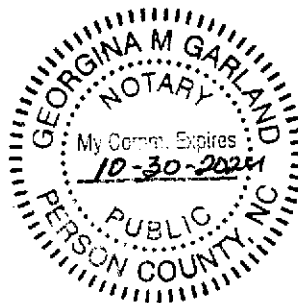
By: _____
~~Amy D. Gadol, Manager~~

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Georgina M Garland a Notary Public of the County and State aforesaid, do hereby certify that Eric N. Gadol and ~~Amy D. Gadol~~, Managers of Elysium Properties, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21st day of September, 2020.

[Signature]
Notary Public
My Commission Expires: 10-30-2024



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 of Grantor's undivided interest in all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of the real property described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 8548, Page 629, Durham County Registry.

The above described property 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Elysium Properties, LLC

By: _____
~~Eric N. Gadol, Manager~~

By: [Signature]
Amy D. Gadol, Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Georgina M Garland, a Notary Public of the County and State aforesaid, do hereby certify that ~~Eric N. Gadol~~ and Amy D. Gadol, Managers of Elysium Properties, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21st day of September, 2020.

[Signature]
Notary Public

My Commission Expires: 10/30/2024

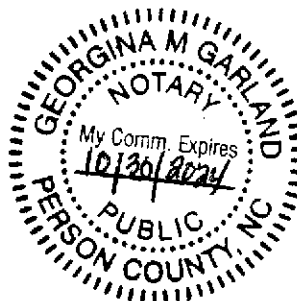


Exhibit A
Legal Description

All that certain tract or parcel of land, together with all improvements thereon and appurtenances thereunto appertaining, situated at 2117 Guess Road, Durham County, Durham, North Carolina, containing 0.461 acres, more or less, as shown on that certain Plat of Survey for Peoples National Bank, prepared by S.D. Puckett & Associates, Inc., P.L.S., dated May 26, 2004, and more particularly described as follows:

BEGINNING at an iron pion on the northern property line of Sunset Avenue, said iron pin being N 85° 14' 00" W along said northern property line of Sunset Avenue extended, a distance of 52.97 feet from the intersection of said northern property line of Sunset Avenue and the southern property line of Guess Road, and running N 85° 14' 00" W along said northern property line of Sunset Avenue, a distance of 226.50 feet to an iron pin on the eastern property line of Rogers and Chesson; thence N 46° 08' 01" E along said eastern property line, a distance of 184.70 feet to an iron pin on the southern property line of Guess Road; thence S 43° 51' 59" E along said southern property line of Guess Road, a distance of 156.77 feet to an iron pin; thence in a southwesterly direction along an arc to the right, said arc having a radius of 20.00 feet, a length of 48.39 feet to an iron pin, said iron pin being the place and point of beginning, and containing 18,794.00 square feet.

For further description, see map showing Property of City Tract 933 prepared by the Department of Transportation and Utilities, City of Durham, North Carolina, Norman A. Beaver, Registered Land Surveyor No. L1132, said map dated April 1, 1974, and recorded in the Office of the Register of Deeds of Durham County in Plat Book 68, Page 108. See also Deed Book 406, at page 193.

BEING the same property conveyed to Community National Bank (now Carter Bank & Trust) by deed from RBC Centura Bank, N.A., dated July 19, 2004, recorded in Book 4473, page 297-301 in the Office of the Register of Deeds of Durham County, North Carolina.