

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Apr 12 01:07 PM NC Rev Stamp: \$ 2500.00  
 Book: 8400 Page: 815 Fee: \$ 26.00  
 Instrument Number: 2018011897  
 DEED

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,500.00

Parcel Identifier No.

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: Grantee at address below \_\_\_\_\_

This instrument was prepared by: Gary R. Wolf, HIGGINS BENJAMIN, PLLC

Brief description for the Index: 2103 Allendown Drive, Durham, NC

THIS DEED made this 11<sup>th</sup> day of April, 2018, by and between

## GRANTOR

**ACF FOOD SERVICES, LLC,**  
 a North Carolina limited liability company  
  
**410 Sharon Road**  
**Chapel Hill, NC 27517**

## GRANTEE

**JEREMYA. REAVES**  
  
**15 Laura Lane, Suite 300**  
**Thomasville, NC 27360**

**Property Address: 2103 Allendown Drive**  
**Durham, NC 27713**

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Durham, Morehead Township, Guilford County, North Carolina and more particularly described as follows:

**BEING ALL of former Lots 1 and 8 which have been recombined in accordance with the Final Plat for Fazoli's Restaurant recorded in Book 141, at Page 5, in the Office of the Register of Deeds of Durham County, North Carolina.**

This property is not the primary residence of the Grantor herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6631, Page 281 and Book 7747, Page 453, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 141, Page 5.

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:

Easements, rights-of-way and restrictions of record, if any, ad valorem taxes for the current year, tenant-in-possession pursuant to a recorded memorandums of lease.

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

ACF FOOD SERVICES, LLC, a North Carolina  
limited liability company

By:   
Name: Cathy Finazzo  
Title: Member/Manager

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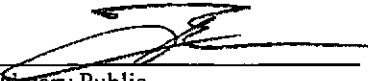
State of North Carolina - County of Guilford

I 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: Cathy Finazzo, Member/Manager of ACF Food Services, LLC

Date: 4/11/2018



JON T BOOKER  
Notary Public  
North Carolina  
Orange County

  
Notary Public  
Jon T. Booker  
Print Name  
My commission expires: 2/27/2023

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