

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,300.00

Parcel Identifier No. 104294 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2022  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (WAA)

Brief description for the Index: 2109 Crosswind Ave.

THIS DEED made this 6 day of July, 2022, by and between

GRANTOR	GRANTEE
Prime Ventures, LLC, a North Carolina limited liability company  2814 Chapel Hill Road Durham, NC 27707	Edgewood Properties, LLC, a North Carolina limited liability company  1811 Chapel Hill Road Durham, NC 27707

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Durham County, North Carolina and more particularly described as follows (the "Property"):

**See attached Exhibit A incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7726, Page 803.

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.

All or a portion of the Property does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 3, Page 55.

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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes for 2022 and subsequent years; zoning ordinances; matters that would be revealed by a current and accurate survey; and covenants, easements, restrictions and rights of way of record.

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

GRANTOR:


Prime Ventures, LLC

By:  (SEAL)  
Michael J. Bergman, Manager

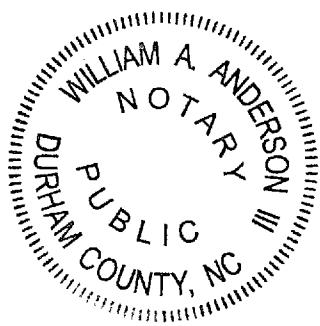
STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Michael J. Bergman.

Date: 7-6-22

  
Notary Public

[Official Seal]



Print Name: William A. Anderson III

My commission expires: 2-13-24

**EXHIBIT A**

**2109 Crosswind Avenue  
Durham County Tax Parcel ID 104294  
(former Durham County Parcel ID 052-02-002)  
Durham County GIS PIN No. 0821-13-13-1041**

**LYING on the southwestern side of Crosswind Avenue (formerly known as Currin Avenue) and being all of Lots 3 and 4 of W. E. MOSS, as per plat and survey thereof now on file in Plat Book 3 at page 55 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.**

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Being commonly known as 2109 Crosswind Ave, Durham, having Durham County Tax ID 104294