

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Jan 24 12:09 PM
Book: 9595 Page: 142
 NC Rev Stamp: \$ 990.00 Fee: \$ 26.00
 Instrument Number: 2022003017
 DEED

Submitted electronically by Paul Lee Law Firm, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 990.00

Parcel Identifier No. 153804 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee 304 Village Walk Drive, Holly Springs, NC 27540

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 7 MEADOWDOWN S/D Plat Book 57, Page 27

THIS DEED made this 21st day of January, 2022, by and between

| GRANTOR | GRANTEE |
|---|---|
| Jessica H. Isaacs and husband, Steven J. Isaacs | Kim's Yong-In Martial Arts School, Inc. a North Carolina corporation |
| Address: 5809 Deblyn Ave. Raleigh, NC 27612 | Mailing Address: 304 Village Walk Drive Holly Springs, NC 27540 |
| | Property: 2110 Allendown Drive 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 City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

All or a portion of the property herein conveyed _____ does include or XX does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8168, Page 753.

A map showing the above described property is recorded in Plat Book 57, Page 27.

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:

Subject to all 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.

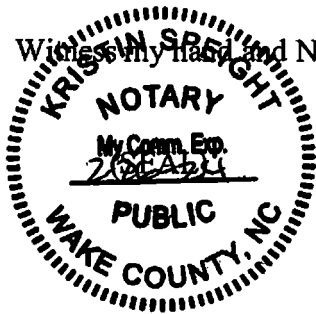
[Signature] (Seal)
Jessica H. Isaacs

[Signature] (Seal)
Steven J. Isaacs

State of North Carolina - County of Wake

I, the undersigned Notary Public of Wake County and State of North Carolina, do hereby certify that **Jessica H. Isaacs and husband, Steven J. Isaacs** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20 day of Jan, 2022.



Sign: [Signature]
Print: Kristin Spreight - Notary Public

My Commission Expires: Feb 26, 2024

EXHIBIT A

Property located on the corner of Meadow Drive and Allendown Drive (fka Clinton Street) and BEING all of **Lot 7**, MEADOWDOWN SUBDIVISION, as per plat recorded in Plat Book 57, page 27, Durham County Registry, to which plat reference is hereby made.

Subject to all easements, restrictions and rights-of-way of record.

The property has a street address of 2110 Allendown Drive, Durham, NC and a tax parcel #153804.