

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jun 30 01:11 PM**  
**Book: 9381 Page: 635**  
NC Rev Stamp: \$ 818.00 Fee: \$ 26.00  
Instrument Number: 2021033148  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$818.00

Parcel Identifier No. 0822-06-37-7506 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2021  
By: \_\_\_\_\_

Mail/Box to: Stubbs, Cole, Breedlove, Prentis & Biggs, PLLC. 4 Consultant Place Durham, NC 27707

This instrument was prepared by: Smith Debnam Narron Drake Sainsting & Mers. LLP. 4601 Six Forks Road, Suite 400, Raleigh, NC 27609 (Without examination or opinion of title)

Brief description for the Index: Lot No. 9, Block A, Westover

THIS DEED made this 28th day of June, 2021, by and between

GRANTOR

GRANTEE

BETHANY THREE INVESTMENTS, LLC  
A North Carolina limited liability company  
1008 Orange Factory Road  
Bahama, NC 27503

2121 GUESS ROAD, LLC.  
A North Carolina limited liability company

Property Address: 2121 Guess Road, Durham NC

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6250, Page 917.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 14, Page 48.

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, restrictions, restrictive covenants, rights-of-way and other matters of public record.
- all matters which would be revealed by a current and accurate survey of the property
- current year's ad valorem taxes, to be prorated at closing

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

BETHANYTHREE INVESTMENTS, LLC

(Entity Name)

By: Reginald H. Rogers

Print/Type Name & Title:  
Reginald H. Rogers, Member/Manager

By: Kay O. Rogers

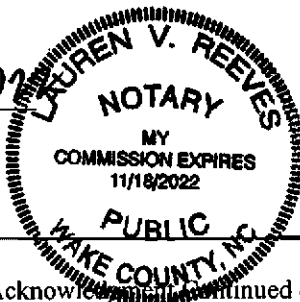
Print/Type Name & Title:  
Kay O. Rogers, Member/Manager

State of North Carolina  
County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Reginald H. Rogers personally appeared before me this day and acknowledged that he is the Member/Manager of Bethany Three Investments, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 20 day of June, 2021.

My Commission Expires: 11/18/2022  
(Affix Seal)



Lauren V. Reeves  
Notary Public  
Lauren V. Reeves  
Notary's Printed or Typed Name

Notary Acknowledgment continued on Following Page

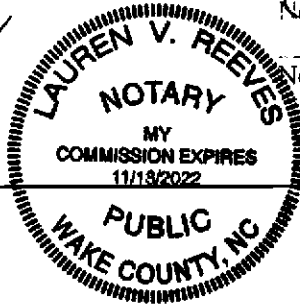
State of North Carolina  
County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Kay O. Rogers personally appeared before me this day and acknowledged that she is the Member/Manager of Bethany Three Investments, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 20 day of June, 2021.

My Commission Expires: 11/18/2022  
(Affix Seal)

Lauren V. Reeves  
Notary Public  
Lauren V. Reeves  
Notary's Printed or Typed Name



## EXHIBIT A

BEGINNING at a stake in the property line on the southwest side of Guess Road, at a point South  $43^{\circ} 52'$  East 504.4 feet from the intersection of the property line on the southwest side of the Guess Road with the property line on the southeast side of Wagoner Street, and running thence along and with the property line on the southwest side of Guess Road South  $43^{\circ} 52'$  East 60 feet to a stake the northwest corner of Lot No. 10(a) on the plat hereinafter referred to; thence along and with the northwest line of Lot No. 10(a) South  $46^{\circ} 08'$  West 190.7 feet to a stake in the property line on the north side of Sunset Street; thence along and with the property line on the north side of Sunset Street North  $85^{\circ} 14'$  West 27.9 feet to a stake; thence North  $4^{\circ} 46'$  East 59.2 feet to a stake; thence North  $46^{\circ} 08'$  East 164.9 feet to a stake in the property line on the southwest side of Guess Road, the BEGINNING point, and being Lot No. 9 (a and b) of Block A of WESTOVER, as per plat and survey thereof by S. M. Credle, C.E., dated April 1941, and duly recorded in the Office of the Register of Deeds for Durham County in Plat Book 14, at Page 48, to which plat reference is hereby made for a more particular description of said lot.

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

This property has a street address of 2121 Guess Road, Durham, NC.