

10/31/2023 03:43:41PM

BT: OPR B: 10008 P: 469 Pages: 3

DEED - DEED

Fee: \$1,102.00 Excise Tax: \$1076.00

INSTRUMENT #2023078466

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the Durham County Tax Collector upon disbursement of closing proceeds.

Excise Tax: \$ 1,076.00

Parcel Identifier No. 114559 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion, a NC licensed attorney (without title examination)

Brief description for the Index: 2126 Angier Ave., Plat Book 48 at Page 198

THIS DEED made this 24th day of October, 2023, by and between

GRANTOR	GRANTEE
THE POWER CHURCH a North Carolina non-profit corporation Address: 613 Dupree Street Durham, NC 27701	FRUITS OF ANGIER, LLC a North Carolina limited liability company Mailing Address: 3500 Westgate Drive, Ste. 206 Durham, NC 27707 Property Address: 2126 Angier Ave., Durham, NC 27703

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:

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.

See attached Exhibit A for legal description

This property herein conveyed XX does not include OR does include the primary residence of the Grantor

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8471, Page 648.

A map showing the above described property is recorded in Plat Book 48, Page 198.

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:

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

THE POWER CHURCH
a North Carolina non-profit corporation

By: *Cary Rashad Price* (SEAL)
Name: Cary Rashad Price
Title: President

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Cary Rashad Price as President of THE POWER CHURCH, a North Carolina non-profit corporation** personally appeared before me this day and acknowledged to me that (s)he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my Hand and Notarial stamp or seal this 24th day of October, 2023



Sign: *Maria Ann Sconzo*

Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2028

Exhibit A

BEGINNING at a stake at a point where the back of the curb line of the southeastern edge of Salem Street intersects the back of the curb line on the south side of Angier Avenue; and running thence South 60° 30' East 83.51 feet to a stake, corner of A. B. Stone property; thence with the A. B. Stone property South 34° 13' West 152 feet to a stake in the northern edge of a joint driveway; thence along the northern edge of said joint driveway North 60° 30' West 85 feet to a stake in the back of the curb line on the southeast side of Salem Street; thence along and with the southeast side of Salem Street North 34° 13' East 147.68 feet to a stake; thence North 53° 00' East 4.74 feet to a stake, the point or place of beginning, and being that property as shown on plat of PROPERTY OF A. B. STONE, Durham Township, Durham County, North Carolina, as per plat and survey thereof by J. Watts Copley & Associates, Land Surveyors, dated January 21, 1965, and now on file in the Durham County Registry in Plat Book 48 at Page 198, to which plat reference is hereby made for a more particular description of same.

This property has a street address of 2126 Angier Ave., Durham, NC and a tax parcel # 114559.