

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Apr 23 12:50 PM**  
**Book: 9308 Page: 605**  
NC Rev Stamp: \$ 150.00 Fee: \$ 26.00  
Instrument Number: 2021020587  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Parcel Identifier No. 163703 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601

Brief description for the Index: PROP-CHANDLER M E MRS EST /PROP-WARD ROBERT/LT#002

THIS DEED made this 21 day of April, 2021, by and between

| GRANTOR  | GRANTEE  |
|--|--|
| <p><b>The Jo Ann M. Ward Revocable Trust</b></p> <p>2639 Cullowhee Forest Road<br/>Cullowhee, NC 28723</p> | <p><b>Cortes Painting, Inc</b></p> <p>1106 West Cornwallis Road Suite 104<br/>Durham, NC 27705</p> |

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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

**Being all of Tract 2, as shown on a plat entitled "Final Subdivision Plat for Robert E. Ward III" as recorded in Plat Book 155, Pages 75 and 77, Durham County Registry.  
Which has the following street address: 2117 S Miami Boulevard, Durham, NC 27703**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7732 page 644. 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 155 page 75 and 77.

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, covenants, and restrictions of record.