

Register of Deeds
Sharon A. Davis
Durham County, NC
05/19/2022 11:40:34AM
BT: OPR B: 9698 P: 436 Pages: 4
DEED - DEED
Fee: \$1,326.00 Excise Tax: \$1300.00
INSTRUMENT #2022020815
James Tabron

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,300.00

Parcel Identifier No. 106343; 106344; 106345 & 106346 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index:

THIS DEED made this 17th day of May, 2022, by and between

GRANTOR

GRANTEE

Ricky N. Robinson and wife,
Deborah S. Robinson

Spark Joy, LLC, a North Carolina limited
liability company

3608 OLD CHAPEL Hill Rd.
DURHAM, N. C. 27707

11406 Queens Blvd, D4
Forest Hills, NY 11375

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

SEE ATTACHED EXHIBIT A

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

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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2022 Durham County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

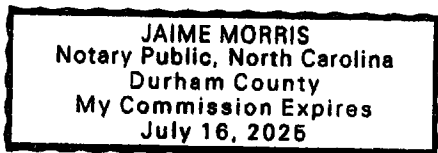
GRANTOR(S):

Ricky N. Robinson (SEAL)
Ricky N. Robinson

Deborah S. Robinson (SEAL)
Deborah S. Robinson

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Ricky N. Robinson and Deborah S. Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of May, 2022.



Jaime Morris
Jaime Morris
Notary's Printed or Typed Name
My Commission Expires: July 16, 2025

(Affix Seal)

EXHIBIT A

Tract 1: BEING all of Lots 5A, 5B and 6A, Block 2, of the W.P. Sneed and W.H. Woods Property as per plat and survey of E. H. Copley, dated March 1926, which plat is recorded in Plat Book 6, Page 50 (a/k/a Plat Book 6A, Page 50), Durham County Register of Deeds.

(Property Address: 2300 Broad St. Durham, NC)

Tract 2:

BEGINNING at a stake on the southeast side of Broad Street (formerly Newton Road) North 41° 15' East 172.9 feet from the north side of Murray Street, at the northernmost corner of Lot A on the plat hereinafter referred to, and running thence along and with the southeast side of Broad Street North 41° 15' East 62.5 feet to a stake; thence South 48° 45' East 180 feet to a stake; thence South 41° 15' West 62.5 feet to a stake; thence North 48° 45' West 180 feet to a stake on the southeast side of Broad Street, the point of beginning, and being Lots B and D as shown on the plat of the PROPERTY OF DURHAM REALTY & INSURANCE COMPANY dated May 2, 1955, and recorded in Plat Book 30, Page 1, Durham County Registry, to which reference is hereby made for a more particular description. See also Plat Book 6, page 50, being a resubdivision of Lots 3B, 4A and 4B in Block 2 of Sneed Woods.

There is also conveyed an easement over Lot C on the above plat for ingress and egress between Murray Street and the property hereinabove described.

(Property Address: 2308 Broad St. Durham, NC)

Tract 3:

BEGINNING at a stake on the southeast side of Newton Road North 41 degrees 15 minutes East 110.4 feet from the north side of Murray Street, and running thence along and with the south east side of Newton Road North 41 degrees 15 minutes East 62.5 feet to a stake; thence South 48 degrees 45 minutes East 180 feet to a stake; thence South 41 degrees 15 minutes West 35.5 feet to a stake on the north side of Murray Street; thence along and with the north side of Murray Street North 86 degrees 02 minutes West 43.3 feet to a stake; thence North 48 degrees 45 minutes West 144.2 feet to a stake on the southeast side of Newton Road, the point of BEGINNING, and being Lots A and C as shown on the plat of the PROPERTY OF DURHAM REALTY AND INSURANCE COMPANY, dated May 2, 1955, and recorded in Plat Book 30, page 1, Durham County Registry, to which reference is hereby made for a more particular description. See also Plat Book 6, page 50.

There is reserved an easement over Lot C for ingress and egress to Lots D and B on said plat.

LESS AND EXCEPT THAT PORTION OF THE FOLLOWING PARCEL COMING OUT OF THE ABOVE TRACT 3, CONVEYED IN DEED BOOK 3509, PAGES 18-21, WAKE COUNTY REGISTRY AND DESCRIBED HEREIN BELOW:

BEGINNING at an intersection point of the eastern right-of-way line of Broad Street with the northern right-of-way line of Murray Avenue; thence with said eastern right-of-way line of Broad Street N 39° 05' 30" E, 6.29 feet to a point; thence leaving said eastern right-of-way line of Broad Street a new line S 86° 53' 41" E, 210.49 feet to a point and S 02° 20' 12" W, 1.50 feet to a point on the existing northern right-of-way line of Murray Avenue, thence with said existing northern right-of-way line of Murray Avenue N 87° 51' 14" W, 214.23 feet to a point, said point being the Point of Beginning and containing 696 square feet.

(Property Address: 2306 Broad St. Durham, NC)

Tract 4:

BEGINNING at a stake at the point of intersection on the north side of Murray Street and the southeast side of Newton Road, and running thence along and with the north side of Murray Street South 86 degrees 2 minutes East 182 feet to a stake the southwest corner of Lot No. 2B; thence along and with the southwestern line of said Lot No. 2B in a northwestern direction 144.2 feet to a stake on the southeast side of Newton Road; thence along and with the southeast side of Newton Road South 41 degrees 15 minutes West 110.4 feet to a stake, the point of BEGINNING and being Lot No. 1 (A and B) and 2 (A) in Block 2 of the PROPERTY OF W. P. SNEED AND W. H. WOODS as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County, in Plat Book 6, at page 50, to which reference is hereby made for a more particular description of the same.

LESS AND EXCEPT THAT PORTION OF THE FOLLOWING PARCEL COMING OUT OF THE ABOVE TRACT 4, CONVEYED IN DEED BOOK 3509, PAGES 18-21, WAKE COUNTY REGISTRY AND DESCRIBED HEREIN BELOW:

BEGINNING at an intersection point of the eastern right-of-way line of Broad Street with the northern right-of-way line of Murray Avenue; thence with said eastern right-of-way line of Broad Street N 39° 05' 30" E, 6.29 feet to a point; thence leaving said eastern right-of-way line of Broad Street a new line S 86° 53' 41" E, 210.49 feet to a point and S 02° 20' 12" W, 1.50 feet to a point on the existing northern right-of-way line of Murray Avenue, thence with said existing northern right-of-way line of Murray Avenue N 87° 51' 14" W, 214.23 feet to a point, said point being the Point of Beginning and containing 696 square feet.

(Property Address: 1224 W. Murray Ave. Durham, NC)