

Register of Deeds
Sharon A. Davis
Durham County, NC

08/22/2023 02:22:55PM

BT: OPR B: 9973 P: 028 Pages: 4

DEED - DEED

Fee: \$4,026.00 Excise Tax: \$4000.00

INSTRUMENT #2023071886

April Carrington

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 4,000.00

Recording Time, Book and Page:

Parcel Identifier No.: 114071, 114072, 114073 and
114074

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Stubbs, Cole, Breedlove, Prentis & Biggs, PLLC
(without benefit of title examination)

THIS DEED made the latest day set forth in the notary acknowledgement below by and between

GRANTOR

Russell Odom Properties, LLC,
a North Carolina limited liability company

Mailing Address: 3243 Rowena Avenue, Durham, North Carolina 27703

GRANTEE

Maamin Properties, LLC,
a New York limited liability company

Mailing Address: 49 West 45th Street, PH, New York, NY 10036

Property Address: 2312, 2313, 2314 and 2315 Quincy Street, Durham, North Carolina

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.

Submitted electronically by Gray Newell Thomas, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

BEING all of that real property described on Exhibit A attached hereto.

The above described property does does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8567, Page 952, Durham County Registry.

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 that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.

Russell Odom Properties, LLC

By: Cheryl Odom White, Manager (SEAL)
Cheryl Odom White, Manager

By: Kevin Brian Odom (SEAL)
Kevin Brian Odom, Manager

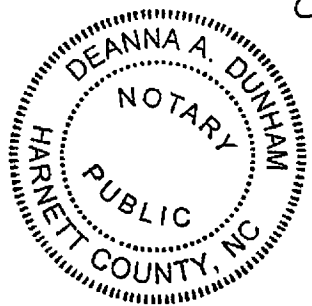
By: Marguerite Odom Peadar (SEAL)
Marguerite Odom Peadar, Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Deanna A. Dunham, a Notary Public of the aforesaid County and State, do hereby certify that Cheryl Odom White, Manager of Russell Odom Properties, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 15th day of August, 2023.

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2026

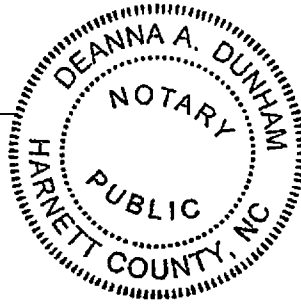


STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Deanna A. Dunham, a Notary Public of the aforesaid County and State, do hereby certify that Kevin Brian Odom, Manager of Russell Odom Properties, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 15th day of August, 2023.

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2026



STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Deanna A. Dunham, a Notary Public of the aforesaid County and State, do hereby certify that Marguerite Odom Peadar, Manager of Russell Odom Properties, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 15th day of August, 2023.

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2026

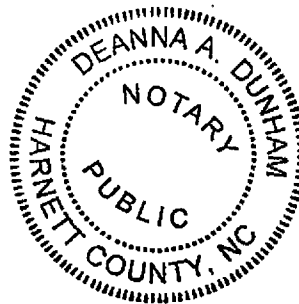


Exhibit A
Legal Description

Lot 1 – 2314 Quincy Street (Parcel Ref 114071)
Lot 2 – 2312 Quincy Street (Parcel Ref 114072)
Lot 3 – 2313 Quincy Street (Parcel Ref 114073)
Lot 4 – 2315 Quincy Street (Parcel Ref 114074)

Being all of Lots 1, 2, 3 and 4 as shown on that plat entitled “Property of Russell Odom” dated July 5, 1965 and prepared by Credle Engineering Co. recorded in Plat Book 53, Page 72, Durham County Registry, to which reference is hereby made for a more particular description.

For further reference, see instruments recorded in Book 8567, Page 952, Book 7760, Page 410 and Book 311, Page 488, Durham County Registry.