

Register of Deeds
Sharon A. Davis
Durham County, NC

12/29/2022 02:29:21PM

BT: OPR B: 9841 P: 895 Pages: 2

DEED - DEED

Fee: \$4,880.00 Excise Tax: \$4854.00

INSTRUMENT #2022047995

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,854.00

Parcel Identifier No. 175226 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Lot 9, Plat Book 142, Page 54, Durham County Registry.

THIS DEED made this 29th day of December, 2022 by and between

| GRANTOR | GRANTEE |
|--|--|
| Drakadia Holdings NC, LLC, a North Carolina limited liability company | Crooked Porch LLC, a North Carolina limited liability company ADDRESS: 2314 Operations Drive Durham, NC 27705 |

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:

Being all of Lot 9 containing 1.242 +/- acres, as shown on that Final Plat for Corbett Title dated 08/10/98 revised and recorded in Plat Book 142, Page 45, Durham County Registry, to which plat reference is referred for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9485, Page 473, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 142, Page 45, Durham County Registry.

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.

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:

1. 2023 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Drakadia Holdings NC, LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)

Name: AMISH PATEL

Title: MANAGER

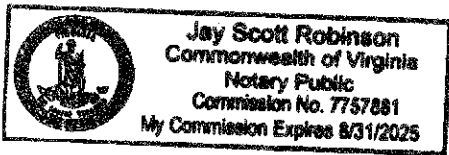
State of Virginia - County of Henrico

I, the undersigned Notary Public of the County of Henrico and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Amish Patel

Witness my hand and Notarial stamp or seal this 28 day of December, 2022.

My Commission Expires: 08-31-2025

(Affix Seal)



[Signature]
Jay Robinson Notary Public
Notary's Printed or Typed Name