

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 05 01:20 PM
Book: 9485 **Page: 473**
NC Rev Stamp: \$ 2786.00 Fee: \$ 26.00
Instrument Number: 2021050777
DEED

Prepared by: McGuire Woods LLP, 201 N Tryon St, Ste 3000, Charlotte NC 28202
Return to: Grantee, 6000 Technology Blvd, Ste PAL-DRAH, Sandston, VA 23150

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

RECORDING COVER PAGE

TYPE OF DOCUMENT: SPECIAL WARRANTY DEED
DATE OF DOCUMENT: SEPTEMBER 30, 2021
GRANTOR: ESAP, LLC
GRANTEE: DRAKADIA HOLDINGS NC, LLC

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.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: ~~\$2,228.68~~
\$2,786.00

Tax Lot Nos. _____ Parcel Identifier No. 0803-04-90-4126
Verified by Durham County on the ___ day of _____, 2021
by _____

Mail after recording to: Grantee

This instrument was prepared by McGuireWoods LLP, 201 North Tryon Street, Suite 3000,
Charlotte, North Carolina 28202

Brief Description for the Index: 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.

THIS DEED made this 30th day of September, 2021, by and between

GRANTOR	GRANTEE
ESAP, LLC, a Virginia limited liability company 1512-A West Main Street Richmond, Virginia 23220 Attn: Keith Steger	DRAKADIA HOLDINGS NC, LLC, a Virginia limited liability company 6000 Technology Boulevard STE PAL-DRAH Sandston, VA 23150 Attn: Amish Patel

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 007412, Page 000673** of the Durham County, North Carolina Register of Deeds (the "Registry").

All or a portion of the property herein conveyed does not include the primary residence of 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 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, but none other, subject however to all matters of record lawfully affecting the above-referenced property or which are discoverable by a current survey.

[REMAINDER OF PAGE BLANK. SIGNATURE PAGE FOLLOWS.]

EXHIBIT A

Legal Description

ALL that certain property, lying and being situate in Durham County, NC, and being 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.