

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Mar 14 11:49 AM
Book: 9639 Page: 908
 NC Rev Stamp: \$ 340.00 Fee: \$ 26.00
 Instrument Number: 2022010682
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$340.00

Parcel Identifier No. 163786 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief description for the Index: Lot 3 2409 S Miami Blvd

THIS DEED made this 10th day of February, 2022, by and between

GRANTOR	GRANTEE
Larry J. Wilkins, an unmarried man	Vaishnavi Estates LLC
	2409 S Miami Boulevard Durham, NC 27703

S.F.

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, _____ Township, Durham County, North Carolina and more particularly described as follows:

BEGINNING and BEING Lot 3 as shown on the plat of the property of Mattie E. Chandler as recorded in Plat Book 33 at Page 165, Durham County Registry to which plat reference is hereby made.

Property Address: 2409 S. Miami Blvd., Durham, NC 27703

Parcel ID: 163786

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1013, Page 114.

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

A map showing the above described property is recorded in Plat Book 33, Page 165.

Submitted electronically by "Jackson Law, P.C."
 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: Easements and restrictions of record that do not materially affect the value of the property. 2022 Ad Valorem taxes.

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

(Entity Name) Larry Wilkins (SEAL)
Larry J. Wilkins

By: _____
Print/Type Name & Title: _____ Larry Wilkins (SEAL)
Print/Type Name: _____

By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Larry J. Wilkins 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 10 day of February, 2022.

My Commission Expires: 2-17-2022

Patricia M Deering
Notary Public

Patricia M Deering
NOTARY PUBLIC
Durham County, NC
My Commission Expires February 17, 2022

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds