

Register of Deeds
Sharon A. Davis
Durham County, NC

07/21/2022 04:00:56PM

BT: OPR B: 9745 P: 798 Pages: 3

DEED - DEED

Fee: \$4,376.00 Excise Tax: \$4350.00

INSTRUMENT #2022029976

April Carrington

Prepared by and after
recording return to:

Carlos E. Mahoney,
Mills & Mahoney, P.A.
P.O. Drawer 3865
Durham, NC 27702-3865

(Without title exam, as counsel only to Grantor)

Excise Tax \$ 4,350.00

NORTH CAROLINA

SPECIAL WARRANTY DEED

DURHAM COUNTY

THIS SPECIAL WARRANTY DEED made as of the 6th day of June, 2022, by and between David Scott Howell, unmarried (“**Grantor**”), whose address is 3636 Hope Valley Road, Durham, North Carolina 27707, and Joyful Carolinas Development, LLC, a North Carolina limited liability company (“**Grantee**”), whose address is 2514 University Drive, Durham, North Carolina 27707. 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.

This is not the personal residence of Grantor.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham Township, Durham County, North Carolina and more particularly described as follows:

134209600.2

submitted electronically by "Fox Rothschild LLP - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

For legal description, see Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: None.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of the day and year first above written.

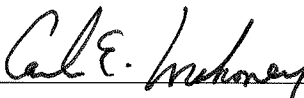


David Scott Howell

STATE OF NORTH CAROLINA
DURHAM COUNTY

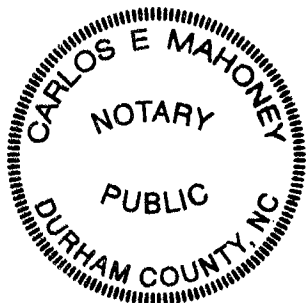
I certify that David Scott Howell personally appeared before me this day, acknowledging to me that he or she signed the foregoing document.

Date: 06-06-2022



Print Name: Carlos E. Mahoney
Notary Public

(Official Seal)



My Commission expires: 08-09-2026

Exhibit A – Legal Description

Being all of those lots, parcels, or tracts of land, lying and being in the City of Durham, Durham County being more particularly described as follows:

BEGINNING at the northwest intersection of University Drive and Woodridge Drive and running thence with Woodridge Drive South $88^{\circ} 58'$ West 97.5 feet to an iron stake; thence North $0^{\circ} 39'$ East 196.90 feet to an iron stake, the southwest corner of Lot 3(a); thence with said Lot North $67^{\circ} 12'$ East 126.8 feet to James Street; thence with said street South $22^{\circ} 48'$ East 125 feet to University Drive; thence with University Drive as it curves in a counterclockwise direction a distance of 146.95 feet to the BEGINNING, and being all of Lot 4 (a and b) Block F of Rockwood Center recorded in Plat Book 9 at Page 113, and the eastern part of Lot 13, Block D of Rockwood Plat Book 6, page 64 and being the same property conveyed to Theodore Stuart Royall, Jr. and wife, Linda L. Royall in the following Deed Books: Deed Book 401 at Page 168 and Deed Book 401 at Page 517 to which reference is made.

Being the same property as is shown as Lot A and Lot B on that certain Final Plat of Property Surveyed for Peter Mudie as recorded in Plat Book 144, Page 8.