REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2021 Aug 04 01:50:22 PM
BK:9418 PG:887-890
DEED
FEE: $26.00
INSTRUMENT # 2021039457
EXCISE TAX: $2.425.00
SMMARSH

# GENERAL WARRANTY DEED

Prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC
Mail to: Grantee, 3329 Durham-Chapel Hill Boulevard, STE 200A, Durham, NC 27707
Excise Stamps: $2,425

NORTH CAROLINA, DURHAM COUNTY

This General Warranty Deed, made and entered into this the 21st day of July, 2021, by and between RW & FF INVESTMENTS, LLC, a North Carolina limited liability company, conversion successor to R&M INVESTMENTS, a North Carolina general partnership, Grantor, and MILLER PROPERTY MANAGEMENT, LLC, a North Carolina limited liability company, Grantee, the address of which is 3329 Durham-Chapel Hill Boulevard, STE 200A, Durham, NC 27707.

**W-I-T-N-E-S-S-E-T-H**

THAT the Grantor, in consideration of a purchase price of ONE MILLION TWO HUNDRED TWELVE THOUSAND AND FIVE HUNDRED DOLLARS ($1,212,500), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, those parcels of land situated in Durham County, North Carolina, which are more particularly described as follows:

**TRACT ONE: 2600 West Carver Street**
**Durham Tax Parcel ID 126582**
**(former Tax Parcel ID 307-01-005)**
**Durham GIS PIN No. 0823-13-12-5826**

LYING at the northwestern intersection of West Carver Street (formerly known as Fish Dam Road), and Preston Avenue, containing 20,775 square feet, more or less, and being all of Lots 31 and 32, in Block B (Lot 31 containing sections a&b, Lot 32 containing only section a), of MRS. J.K. CHAMBLEY FARM, Section One, as per plat and survey thereof now on file in Plat Book 12 at page 62 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

**TRACT TWO: 2604 West Carver Street**
**Durham Tax Parcel ID 126580**
**(former Tax Parcel ID 307-01-004A)**
**Durham GIS PIN No. 0823-13-12-4846**

BEGINNING at a stake on the northern side of West Carver Street (formerly known as Fish Dam Road), the southwestern corner of Lot 31 (section a), Block B, as shown on the plat hereinafter referred to; thence with the northern line of said West Carver Street, South 88° 23' West 88.03 feet to a stake; thence North 04° 00' East 257 feet to a stake; thence South 86° 00' East 87.5 feet to a stake, the northwestern corner of Lot 31 (section a), Block B, as shown on said plat; thence with the western line of said Lot 31 (section a), Block B, South 04° 00' West 248.6 feet to the point and place of BEGINNING, containing 22,099 square feet, more or less, and being the eastern one-half of Lot 29 (section a), all of Lot 29 (section b), and all of Lot 30 (a&b sections), in Block B, of MRS. J.K. CHAMBLEY FARM, Section One, as per plat and survey thereof now on file in Plat Book 12 at page 62 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

**TRACT THREE: 2608 West Carver Street**
**Durham Tax Parcel ID 126579**
**(former Tax Parcel ID 307-01-004)**
**Durham GIS PIN No. 0823-13-12-3853**

BEGINNING at a stake situated on the northern side of West Carver Street (formerly known as Fish Dam Road), said BEGINNING stake being situated at the southwestern corner of 2604 West Carver Street (Parcel ID 126580), South 88° 23' West 173.72 feet from the southwestern intersection of West Carver Street and Preston Avenue; thence from said point of BEGINNING, along and with the northern side of West Carver Street, South 88° 23' West 88.03 feet to a stake, southeastern corner of Lot 27 (section a), Block B, as shown on the plat hereinafter referred to; thence with the eastern line of said Lot 27 (section a), Block B, North 04° 00' East 265.4 feet to a stake; thence 87.5 feet to a stake; thence South 04° 00' West 257 feet to a stake, the point and place of BEGINNING, and being all of Lot 27 (section b), Lot 28 (a&b sections), Lot 29 (section b), and the western one-half of Lot 29 (section a), in Block B, of MRS. J.K. CHAMBLEY FARM, Section One, as per plat and survey thereof now on file in Plat Book 12 at page 62 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same, BUT SAVE RESERVE AND EXCEPTING THEREFROM that 87.50 x 79 foot tract conveyed and described in Book 1219 at page 531, Durham County Registry (said excepted tract now designated Durham Tax Parcel ID 126581).

The estimated area of Tract Three as herein conveyed is 15,981 square feet, more or less.

This said Tract Three property is conveyed SUBJECT TO AND TOGETHER WITH all rights, privileges, duties and obligations as set forth in that Cross Easement and Maintenance Agreement as recorded in Book 1219 at page 634, Durham County Registry.

This property was conveyed to R&M Investments, a North Carolina general partnership, by deeds recorded in Book 1252 at page 7 and Book 1332 at page 48, Durham County Registry. R&M Investments, a North Carolina general partnership, was converted to RW & FF Investments, LLC, a North Carolina limited liability company, by instrument dated September 8, 2010 and filed with the North Carolina Secretary of State on September 22, 2010, a certified copy of which is recorded in Book 6649 at page 573, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid parcel of land and privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.

And the said Grantor, for Grantor and for its successors and assigns, covenants with the Grantee, its successors and assigns, that Grantor is seized of said property in fee and has the right to convey said property in fee simple; that said property is free from encumbrances except as may appear of record; and that Grantor will warrant and defend the title to said interest against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Richard B. Williams, as the duly authorized member/manager of RW & FF INVESTMENTS, LLC, has set his hand and adopted seal, on behalf of RW & FF INVESTMENTS, LLC, the day and year first above written.

**RW & FF INVESTMENTS, LLC**

By: Richard B. Williams

Richard B. Williams, Member/Manager

NORTH CAROLINA, NEW HANOVER COUNTY

I, Joseph Seltzer, a Notary Public for said County and State, do hereby certify that Richard B. Williams, as member/manager of RW & FF INVESTMENTS, LLC, a North Carolina limited liability company, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein.

WITNESS my hand and notarial seal, this the 21st day of July, 2021.

Notary Public

JOSEPH SELTZER
Notary Public - North Carolina
New Hanover County
My Commission Expires Feb 25, 2025

My commission expires: 02/25/2025