


REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2021 Dec 08 02:12:33 PM
BK:9554 PG:153-154
DEED
FEE: \$26.00
INSTRUMENT # 2021062606
EXCISE TAX: \$420.00
APRILJ


**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$420.00** Recording Time, Book and Page:
Tax Map No. **126517** Parcel Identifier No: **0823-17-12-3476**

Mail after recording to: **Grantee: 618 Goodwin Road, Durham, NC 27712**

This instrument was prepared by: **William W. Browning, Atty (21-334)**

THIS DEED made this 3rd day of December, 2021 by and between

GRANTOR

RW & FF Investments, LLC, a North Carolina Limited Liability Company, conversion successor to R&M Investments, a NC general partnership

Mailing Address: 1020 Arboretum Drive Wilmington NC 28405

GRANTEE

**Coffey Estates, LLC, a North Carolina Limited Liability Company
Property Address: 2607 W. Carver Street, Durham, NC 27704**

Mailing Address: 618 Goodwin Road Durham NC 27712

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 and more particularly described as follows:

LYING on the southern side of Carver Street, containing 12,974 square feet, more or less, and being all of Lot B of the Property of R&M INVESTMENTS as per plat and survey thereof now on file in Plat Book 125 at Page 16 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.

This property has street address 2607 W. Carver Street.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6649, Page 573, Durham County Registry.

A map showing the above described property is recorded in Plat Book 125, Page 16, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

RW & FF Investments, LLC, a North Carolina Limited Liability Company, conversion successor to R&M Investments, a NC general partnership

(SEAL)

By: ✓ *Richard B. Williams*

(SEAL)

Richard B. Williams
Title: Member/Manager

By: _____

(SEAL)

Title: _____

(SEAL)

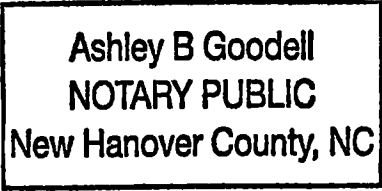
NORTH CAROLINA New Hanover COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Richard B. Williams *. Witness my hand and official stamp or seal, this the 6th day of December, 2021 *Member/Manager of RW & FF Investments, LLC

My Commission Expires: 8/8/2024

✓ *Ashley B Goodell*
Notary Public

Print Notary Name: Ashley B. Goodell



NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____