

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jul 16 11:52 AM
Book: 9398 Page: 554
NC Rev Stamp: \$ 1020.00 Fee: \$ 26.00
Instrument Number: 2021036011
DEED

Excise Tax: \$1,020.00

Tax Lot No. Parcel Identifier No. 121208

Mail after recording to: Grantee
This instrument was prepared by: Anne Page Watson (without benefit of title search)
Brief description for the Index: PB 53/83

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of June, 2021, by and between

GRANTOR
D & W Lee Investments, LLC, a North Carolina limited liability company

Mailing Address: 5120 Inverness Dr., Durham, NC 27712

GRANTEE
1426 Broad LLC, a North Carolina limited liability company

Property Address: 2617 Durham-Chapel Hill Blvd., Durham, NC 27707
Mailing Address: 1426 Broad St., Durham, NC 27705

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

See EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5823, Page 171, Durham County Registry.

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:

Restrictions and easements of record and ad valorem taxes.

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.

D & W Lee Investments, LLC

C Wayne Lee (seal)
by C. Wayne Lee, Manager

North Carolina
Durham County

I, Mary E. Reilly, a Notary Public for Durham County, North Carolina, do hereby certify that C. Wayne Lee, Manager of D & W Lee Investments, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 25 day of June, 2021.

Notary:

Mary E. Reilly
My commission expires: 10-17-2023

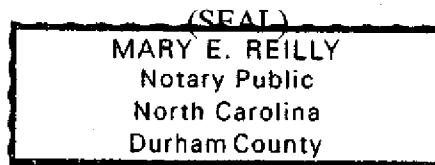


EXHIBIT A

BEGINNING at a stake in the south side of Durham-Chapel Hill Boulevard at a control corner being 890.20 feet in a westerly direction from the west side of James Street, as shown on the plat and survey hereinafter referred to, and running thence along and with the south side of Durham-Chapel Hill Boulevard South $83^{\circ} 28'$ West 100.00 feet to a stake; thence South $06^{\circ} 32'$ East 150.00 feet to a stake; thence North $83^{\circ} 28'$ East 100.00 feet to a stake; thence North $06^{\circ} 32'$ West 150.00 feet to a stake, the point and place of BEGINNING, and being a portion of the property of Ward Realty Company, Inc., as per plat and survey thereof recorded in Plat Book 53 at Page 83, Durham County Registry, to which reference is hereby made for a more particular description of same.

This property is commonly known as 2617 Durham-Chapel Hill Blvd. Parcel ID 121208