

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded

2019 Dec 18 01:58 PM

Book: 8828 Page: 984

NC Rev Stamp: \$ 2400.00 Fee: \$ 26.00

Instrument Number: 2019046998

DEED

Excise Tax \$2,400.00	

Parcel Identifier No. 125280 (2710 Erwin Road) and Parcel Identifier No. 125281 (2714 Erwin Road). Verified by Durham County on the _____ day of _____, 20____ by _____

Mail after recording to:
 Grantee

This instrument was prepared by:
 Shannon Ghosh, Esq.
 Truist Bank
 Mail Code: VA-RIC-8614
 11011 West Broad Street, 1st Floor
 Glen Allen, Virginia 23060
 Attn: Corporate Real Estate & Workplace

Brief Description for the index	2710 and 2714 Erwin Road, Durham, North Carolina
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SPECIAL WARRANTY DEED

THIS DEED made this 18 day of December, 2019, by and between:

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

GRANTOR	GRANTEE
<p>TRUIST BANK, a North Carolina banking corporation, as successor by name change to Branch Banking & Trust Company, which is the successor by merger with SunTrust Bank, as the successor by merger with National Bank of Commerce, which is the successor by merger to Central Carolina Bank and Trust Company</p> <p>Truist Bank Mail Code: VA-RIC-8614 11011 West Broad Street, 1st Floor Glen Allen, Virginia 23060 Attn: Corporate Real Estate & Workplace</p>	<p>SEVEN FAMILIES, LLC, a North Carolina limited liability company</p> <p>Seven Families, LLC 5920 S. Miami Blvd., Suite 102 Morrisville, North Carolina 27560 Attn: Robert J. Daly & Noel Anderson</p>
<p>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.</p>	

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.

The property herein conveyed is not a personal residence of Grantor.

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 those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described on **Exhibit A** attached hereto.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3224, Pages 124-127 on October 5, 2001 of the Durham County Register of Deeds and Book 430, Page 109 on October 2, 1975 of 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.