

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Oct 14 02:33 PM**  
**Book: 8775 Page: 402**  
NC Rev Stamp: \$ 2550.00 Fee: \$ 26.00  
Instrument Number: 2019037662  
DEED

Submitted electronically by "Brady Law Firm PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

\$2,550

**Tax Stamp**

**Recording Information**

Parcel Reference: 133813

Description for Index:

Lot 1, Book of Maps 144, Page 175

Mail to: McPherson, Rocamora, Nicholson, Wilson & Hinkle, PLLC  
3211 Shannon Road, Suite 620  
Durham, North Carolina 27707

Prepared by: Larry H. Rocamora, Attorney at Law, without benefit of title examination.

**STATE OF NORTH CAROLINA**

**SPECIAL WARRANTY DEED**

**COUNTY OF DURHAM**

**THIS DEED**, made this 10 day of October, 2019, by and between **VICKERS LAND COMPANY, LLC**, a North Carolina limited liability company, (hereinafter referred to as "Grantor") and **ABRANOVA REAL ESTATE, LLC**, a North Carolina limited liability company (hereinafter referred to as "Grantee"). The mailing address for the Grantor is P.O. Box 548 Hillsborough, NC 27278. The mailing address for the Grantee is 400 W. Main Street, Suite 614, Durham, NC 27701.

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 has and by these presents does bargain, sell, grant and convey unto Grantee in fee simple, all of that certain lot or parcel of land lying and being in

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

Being all of Lot No. 1 as per plat and survey entitled "Subdivision Plat for Courtney Creek Development" prepared by Henry P. Fitts, Registered Land Surveyor, dated 9/2/1999, revised 9/21/99 and 10/8/99, and recorded in Plat Book 144 at page 175 in the Office of the Register of Deeds of Durham County, North Carolina to which plat reference is hereby made for a more particular description.

The Grantor acquired the above referenced property in a deed recorded in Book 3559, page 433, Durham County Registry.

**This property does NOT include the primary residence of the Grantor.**

**TO HAVE AND TO HOLD** the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in fee simple.

And the Grantor covenants with the 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, other than the following exceptions:

2019 ad valorem taxes, easements, restrictions, encumbrances and all other matters of record.

**IN WITNESS WHEREOF**, the Grantor, has hereunto set its hand and affixed its seal the day and year first above written.

[The next page is the signature page.]

**Signature Page  
Special Warranty Deed  
Vickers Land Company LLC to Abranova Real Estate LLC**

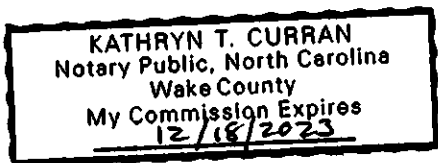
VICKERS LAND COMPANY, LLC, a North Carolina limited liability company

By: *Richard A. Vickers, manager* (SEAL)  
Richard A. Vickers, Manager

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that RICHARD A. VICKERS personally came before me this day and acknowledged that he is the manager of VICKERS LAND COMPANY, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf and as its act and deed. Witness my hand and Notarial stamp or seal, this 8<sup>th</sup> day of October, 2019.

Witness my hand and official stamp or seal, this 8<sup>th</sup> day of October, 2019.



*Kathryn T. Curran*  
Notary Public

My Commission Expires: 12/18/2023.