

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2020 Nov 18 04:31 PM**  
**Book: 9139 Page: 890**  
NC Rev Stamp: \$ 875.00 Fee: \$ 26.00  
Instrument Number: 2020050810  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$875

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Parcel Identifier No. [119916]

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Mail/Box to: Grantee @ Mailing Address

Prepared by: Guangya Liu, Liu Law Firm PLLC. 4819 Emperor Blvd Suite 400, Durham, NC 27703

Brief description for the Index: Lot No. 13 and the northern one-half of Lot No. 14 of the Mozelle B. Moore Property

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THIS DEED made this 17th day, November, 2020, by and between

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**GRANTOR**

POLLYANNA PROPERTIES, LLC, a North Carolina limited liability company

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**GRANTEE**

Y &N Investment Group, LLC

PROPERTY ADDRESS: 2827 N. Roxboro Street Durham, NC 27704

MAILING ADDRESS: 2827 N. Roxboro Street Durham, NC 27704

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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 the City of Durham Township, Durham County, North Carolina and more particularly described as follows:

LYING on the west side of N. Roxboro Street, and being all of Tract B, containing 11,255 square feet, more or less, as shown on plat of survey entitled "BEN ROBERTS et al", prepared by William