

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Dec 21 01:01 PM NC Rev Stamp: \$ 160.00  
Book: 8568 Page: 259 Fee: \$ 26.00  
Instrument Number: 2018043869  
DEED

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## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Recording Time, Book and Page:

Parcel Identifier No.: 128827

Tax Lot No.:

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Mail after recording to: Grantee:

This instrument was prepared by: Richard F. Prentis, Jr., A Licensed NC Attorney, 4 Consultant Place, Durham, NC 27707  
(Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds)

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THIS DEED made the 21<sup>st</sup> day of December, 2018 by and between

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### GRANTOR

**La Marqueza, LLC, a North Carolina limited liability company**

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### GRANTEE

**Emanuel Gamboa**

Mailing Address: 2832 N. Roxboro Street, Durham, North Carolina 27704

Property Address: 2832 N. Roxboro Street, Durham, North Carolina 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 County of Durham, State of North Carolina and more particularly described as follows:

BEING all of the Property of Johnnie Mack Arrington and wife, Arhonda Lucinda Arrington as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 91 at Page 71, to which plat reference is hereby made for a more particular description of same. This property is also known as Lots 5 and 6 of Property of Durham Realty & Ins. Co. recorded in Plat Book 11 at Page 104, Durham County Registry, less any portion taken for the widening of North Roxboro Street. This is the same property conveyed in Book 1935 at Page 660, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

The above described property \_\_\_\_\_ does or x does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees 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:

- 1. Subject to any other liens, encumbrances, restrictive covenants, easements and rights-of-way of record.

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

La Marqueza, LLC

By: [Signature] (SEAL)  
\_\_\_\_\_, Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, Paula L. Mann, a Notary Public of the County and State aforesaid, certify that Eleazar Flores Flores personally came before me this day and acknowledged that he/she is Manager of La Marqueza, LLC, a North Carolina limited liability company, and on behalf of the company, duly executed the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 21st day of December, 2018.

Paula L. Mann  
Notary Public  
My Commission Expires: 3-13-2020

