

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Sep 17 02:33 PM
Book: 9070 Page: 433
NC Rev Stamp: \$ 4330.00 Fee: \$ 26.00
Instrument Number: 2020039242
DEED

Excise Tax \$4,330.00

[Recording Time, Book and Page]

Tax Lot No. _____ Parcel Identifier No. 121924 & 121923
Verified by Durham County on the _____ day of _____, 2020
by _____

Mail after recording to GRANTEE at 2814 Chapel Hill Road, Durham NC 27707 (tax notice address)

This instrument was prepared by TriCity Lawyers (without title examination or providing tax advice)

Brief description for the Index

Lot 1, PB 24/56

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of September, 2020, by and between

GRANTORS

Birchwood Chapel Hill, LLC
A North Carolina limited liability company

14616 181st Place NE
Woodinville, WA 98072

GRANTEES

Red Fox, LLC
A North Carolina limited liability company

PROPERTY ADDRESS:
**2916 CHAPEL HILL ROAD
DURHAM, NC 27707
and
2918 CHAPEL HILL ROAD
DURHAM, NC 27707**

MAILING ADDRESS
**2814 CHAPEL HILL ROAD
DURHAM NC 27707**

THIS PROPERTY WAS ___ WAS NOT GRANTORS PRIMARY RESIDENCE

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

The designations "Grantors" and "Grantees" 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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in the City of DURHAM, County of Durham, North Carolina, and more particularly described as follows:

See EXHIBIT "A"

Together with and subject to any and all covenants, conditions, restrictions, reservations, easements and rights-of-way of public record.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8173, Page 227.

A map showing the above described property is recorded in Plat Book 24 page 56.

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 Grantors covenant with the Grantees that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

- i. APPLICABLE ZONING
- ii. 2021 REAL PROPERTY TAXES
- iii. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGE 56
- iv. EASEMENT TO DUKE POWER RECORDED IN BOOK 1625, PAGE 394
- v. ENCROACHMENT AGREEMENTS RECORDED IN BOOK 7812, PAGES 819 AND 857
- vi. RIGHTS AND INTEREST OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER WRITTEN BUT UNRECORDED LEASES

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Birchwood Chapel Hill, LLC

By: J. M. FAYYAD
USAMA FAYYAD - Manager

SEAL-STAMP

CALIFORNIA, SAN MATEO COUNTY

I, _____, a Notary Public of _____ County and the State aforesaid, certify that USAMA FAYYAD personally appeared before me this day and acknowledged that he is the manager of Birchwood Chapel Hill, LLC and he acknowledged the due execution of the foregoing instrument as and for the official act of the company and for the purposes therein expressed.

Witness my hand and official stamp or seal, this _____ day of _____, 2020

My commission expires: _____

Notary Public:
See attached notary acknowledgment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

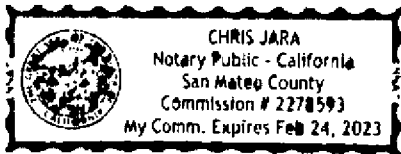
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN MATEO
On SEPTEMBER 15TH, 2020 before me, CHRIS JARA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared USAMA MOHAMMAD FAYYAD
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GENERAL WARRANTY DEED
Document Date: SEPTEMBER 15TH, 2020 Number of Pages: 4
Signer(s) Other Than Named Above: NO OTHER SIGNERS

Capacity(ies) Claimed by Signer(s)

Signer's Name: USAMA MOHAMMAD FAYYAD
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[X] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ DURHAM _____ COUNTY

By _____ Deputy/Assistant – Register of Deeds

EXHIBIT "A"

Legal Description

BEGINNING at a point located in the western right-of-way margin of Chapel Hill Road, said point begin the northeast corner of Lot 1 as shown on Plat Book 24, page 56, Durham County Registry; thence from said point of beginning and leaving the western right-of-way margin of Chapel Hill Road North $76^{\circ} 00' 03''$ West 311.00 feet to an existing iron pipe; thence South $11^{\circ} 37' 25''$ West 164.40 feet to an existing iron pipe; thence South $77^{\circ} 43' 45''$ East 271.70 feet to an existing iron pipe located in the western right-of-way margin of Chapel Hill Road; thence continue with the western right-of-way margin of Chapel Hill Road North $25^{\circ} 48' 07''$ East 159.43 feet to the point and place of BEGINNING according to a survey by Stokes Surveying and Mapping, PLLC entitled "Survey for: VK Investment LLC of: Lot 1 As Shown in Plat Book 24 Page 56 Being the Properties Located at: 2916 & 2918 Chapel Hill Road Durham, North Carolina Referenced in Deed Book 6112, Page 210 as Tracts 1 & 2" and dated September 9, 2015.