

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Dec 29 04:16 PM
Book: 9576 Page: 82
NC Rev Stamp: \$ 19390.00 Fee: \$ 26.00
Instrument Number: 2021066208
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$19,390.00

Parcel Identifier No. 102935 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (This instrument was prepared by Leigh Vancil, a licensed NC attorney.)

Brief description for the Index: 306 E. Main Street, Durham, NC 27701

THIS DEED made this 20 day of December, 2021, by and between

GRANTOR	GRANTEE
Maverick Mojo, LLC, a North Carolina limited liability company ADDRESS: 6814 SW Maury Park Road Vashon, WA 98070	300 E. Main, LLC, a North Carolina limited liability company ADDRESS: 2435 S. Alston Avenue Durham, NC 27713

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

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7476, Page 995, Durham County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 184, Page 53, Durham County Registry.

KC: 454062v2

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.

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:

- 1. 2022 ad valorem taxes;
- 2. Zoning ordinances affecting the property;
- 3. Utility easements and unviolated covenants, conditions, and restrictions that do not materially affect the value of the property; and
- 4. Lease Agreement dated as of January 12, 2017, between Tam Advanced Education Group LLC, d/b/a Elevate Salon Institute and Assignor, as amended by that certain First Amendment to Lease dated as of March 6, 2018, that certain Second Amendment to Lease dated as of March 15, 2019, and that certain Third Amendment to Lease dated as of August 30, 2019

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Maverick Mojo, LLC (SEAL)

By: Kimberly J. Jenkins
Kimberly J. Jenkins, Manager

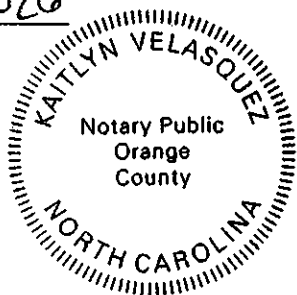
State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Kimberly J. Jenkins

Witness my hand and Notarial stamp or seal this 20th day of December, 2021.

My Commission Expires: 12-6-2026

(Affix Seal)



Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name

Exhibit A
Legal Description

BEGINNING at the southeast corner of the intersection of Roxboro Street (a 65' public right of way) and Main Street (a 60' public right of way), said beginning point lying S 19-19-03 E 52.95 feet from the nail set for the intersection tie, and running thence along and with the southern boundary of Main Street S 53-27-00 E 110.00 feet to nail; thence leaving the southern boundary of Main Street and running along the centerline of a common wall S 36-30-00 W 116.64 feet to a computed point in the northern boundary of a 30' public alley; thence running along and with the northern boundary of said 30' public alley N 53-30-00 W 110.35 feet to a computed point in the eastern boundary of Roxboro Street; thence running along and with the eastern boundary of Roxboro Street N 36-41-00 E 116.75 feet to the place and point of BEGINNING, and being one tax parcel having Durham County PID 102935, comprised of Tract 1 containing .13 acres and Tract 2 containing .16 acres, all as shown on the plat entitled "Final Plat Recombination Plat for: 300 East Main Street, LLC," dated August 20, 2008 by S.D. Puckett & Assoc., Inc., and recorded in Plat Book 184, Page 53, Durham County Registry.