

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Dec 29 10:00 AM
Book: 9574 Page: 914
 NC Rev Stamp: \$ 3670.00 Fee: \$ 26.00
 Instrument Number: 2021066016
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3,670.00

Parcel Identifier No. 103014 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Gene Davis Law, PLLC, 3739 National Drive, Suite 105, Raleigh, NC 27612

This instrument was prepared by: Gene Davis Law, PLLC, 3739 National Drive, Suite 105, Raleigh, NC 27612

Brief description for the Index: LOT 42, W. Mangum Homeplace

THIS DEED made this 28th day of December, 2021, by and between

GRANTOR	GRANTEE
Bayani Properties, LLC, a NC limited liability company 395 Tobacco Farm Way Chapel Hill, NC 27516	The Strawberry Group, LLC, a NC limited liability company 1601 Beechgrove Drive Raleigh, NC 27612

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached herto.

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

Exhibit A

BEGINNING at the inside line of the sidewalk at the N.E. corner of Foster and Chapel Hill Street; running thence from said corner North 3° 10' East 113.66 feet to the south side of an alley: thence South 87° 30' East 24 feet to a stake in the South line of said alley; thence South 3° 10' West 113.66 feet to the inside of the sidewalk on Chapel Hill Street; thence North 87° 30' West to the BEGINNING, being Lot No. 42 of the W. Mangum Homeplace as shown on plat of survey made by E. C. Belvin and filed in the Office of the Register of Deeds of Durham County N. C. See deed from C. C. Farthing and wife to W. C. Lyon dated March 29, 1909 and registered in Deed Book 39, Page 553. See Deed Book 60, Page 209.

This property is subject to Party Wall Agreement of record in Deed Book 215 at Page 427, Durham County Registry.