

06/22/2023 08:58:43AM

BT: OPR B: 9938 P: 117 Pages: 3

DEED - DEED

Fee: \$1,526.00 Excise Tax: \$1500.00

INSTRUMENT #2023065477

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,500.00
Parcel ID:	158863; 158864; 158865 and 200684; 200686; 200687
Mail/Box to:	Land and Title Law, 213 E. Lane Street, Raleigh, NC 27601
Prepared by:	Land and Title Law, 213 E. Lane Street, Raleigh, NC 27601
Brief description for the index:	3032 Holloway St. 3034 Holloway St. 3036 Holloway St.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 21st day of June, 20 23, by and between:

GRANTOR	GRANTEE
Papalu42, LLC, a North Carolina limited liability company 5032 Montibello Drive Charlotte, NC 28226	Opals Inc 11405 Norwood Road Raleigh, NC 27613

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Durham County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 9310 Page 41.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

Papalu42, LLC, a North Carolina limited liability company
Entity Name

Name:

By: *Lisa Breeyear*
Name: Lisa Breeyear
Title: Manager

Name:

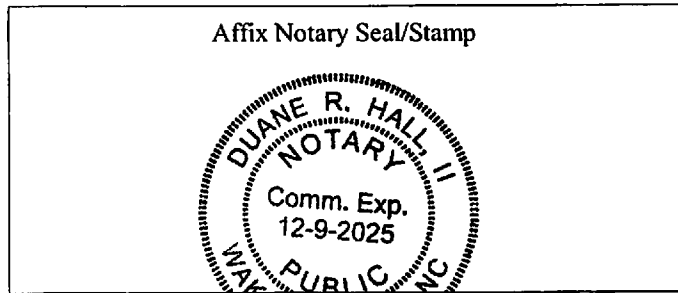
By: _____

Name:

Name:
Title:

STATE OF NC, COUNTY OF Wake

I, Duane R. Hall II, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 21st day of June, 2023 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Lisa Breeyear as Manager of Papalu42, LLC, a North Carolina limited liability company



Duane R. Hall II
Notary Public (Official Signature)
My commission expires: 12-9-25

EXHIBIT "A"

TRACT 1 (Durham County PIDs: 158865 and 200687):

BEING all of Lot 4 (a & b) and Lot 3 (b) of the J.W. Smith Estate, as per plat and survey thereon file and in the office of the Register of Deeds of Durham County in Plat Book 18, at Page 166, to which reference is hereby made for a more particular description.

This parcel has an address of 3032 Holloway Street.

TRACT 2 (Durham County PIDs: 158864 and 200686):

BEGINNING at a stake on the south side of the Durham-Wake Forest Highway at the northwest corner of Lot No. 7 as shown on the plat hereinafter referred to said beginning point being 100.74 feet in a westerly direction from the west side of Beasley Avenue, and running thence with the west side of the said Lot No. 7 South 13 degrees 25 minutes West 250 feet to a stake in the north line of Lot No. 17; thence with the north line of Lot No. 17; North 69 degrees 25 minutes West 100.74 feet to a stake at the southeast corner of Lot No. 4; thence with the east line of Lot No. 4 North 13 degrees 23 minutes East 250 feet to a stake on the south side of Durham-Wake Forest Highway; thence along and with the south side of said highway South 69 degrees 23 minutes East 100.74 feet to the place and point of BEGINNING, and being Lots 5 (a & b) and 6 (a & b) of the J.W. Smith Estate, as shown on plat by H. N. Michie, C.E. dated May 5, 1948, and recorded in Plat Book 18, Page 166, Durham County Registry, to which reference is hereby made for a more particular description of same.

This parcel has an address of 3034 Holloway Street.

TRACT 3 (Durham County PID: 158863 and 200684):

BEGINNING at a stake at the southwest intersection of Beasley Avenue and Holloway Street and running thence South 13 degrees 25 minutes West 250 feet to a stake in the northeastern corner of Lot 17; thence running North 69 degrees 23 minutes West 100.74 feet to a stake; thence running along the eastern border of Lot 6 North 13 degrees 25 minutes East 250 feet to a stake; thence running along Holloway Street South 69 degrees 23 minutes East 100.74 feet to the place and point of BEGINNING, being Lots 7 and 8 of the J. W. Smith Property as shown in Plat book 18, at Page 166 of the Durham County Registry to which reference is hereby made for a more particular description same.

This parcel has an address of 3036 Holloway Street.