

Register of Deeds

Sharon A. Davis
Durham County, NC

10/20/2022 02:36:45 PM

BT: OPR B: 9804 P: 281 Pages: 2

DEED - DEED

Fee: \$1096.00 Excise Tax: \$1070.00

INSTRUMENT #2022040945

smarsh



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: \$1,070.00

Parcel number: 132243

Grantor's mailing address: 4212 Fiesta Drive, Durham, NC 27703

Grantee's mailing address: 3310 North Roxboro Street, Durham, NC 27704

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated September 8, 2022, is from Quality Electric Co., Inc. (a North Carolina corporation), herein called the Grantor, to 88 Investment Group, LLC (a North Carolina limited liability company) herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

BEING all of Lots 4, 5, 6, and 7 as shown on plat entitled "WAKE FOREST HIGHWAY SUBDIVISION," which plat is on file in Plat Book 45, page 85, Durham County Registry.

(The address of this property is 3033 Holloway Street, Durham, NC 27703. The Grantor acquired this property by deed recorded in Deed Book 318, page 470, Durham County Registry.)

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

QUALIFY ELECTRIC CO., INC.

by: Elizabeth Fletcher (SEAL)
Signature

Elizabeth Fletcher
Printed Name

President
Title

State of North Carolina, County of Durham

I, Lee Anne S. King, a notary public of the aforesaid state and county, certify that Elizabeth Fletcher personally came before me this day and acknowledged that ~~he~~ she is the President of Quality Electric Co., Inc., a North Carolina corporation, and that, by authority duly given and as an act of said corporation, he or she signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 9th day of September 2022.

Lee Anne S. King
Notary Public

My commission expires: April 29, 2025

