

Register of Deeds

Sharon A. Davis
Durham County, NC

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BT: OPR B: 9747 P: 720 Pages: 2

DEED - DEED

Fee: \$426.00 Excise Tax: \$400.00

INSTRUMENT #2022030300

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NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: \$400.00

Parcel number: 119086

Grantor's mailing address: 3209 Hursey Street, Durham, NC 27703

Grantee's mailing address: 427 Eugene Street, Durham, NC 27701

The property conveyed by this deed does not include the Grantor's primary residence.

THIS DEED, dated July 25, 2022, is from A 2 Z Contractors, LLC, a North Carolina limited liability company (herein called the Grantor), to Claudia Juarez (herein jointly called the Grantee).

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, the following described real estate located in Durham County, North Carolina, and more particularly described as follows:

BEING all of Lots 23 and 24 of the PROPERTY OF DR. N. M. JOHNSON, as per plat thereof on file in Plat Book 6A, page 39, Durham County Registry. (Plat Book 6A is also known as Plat Book 6.)

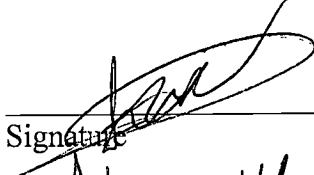
(The address of this property is 427 Eugene Street, Durham, NC 27701.
The Grantor acquired this property by deed recorded in Real Estate Book 7777, page 113, Durham County Registry.)

TO HAVE AND TO HOLD the aforesaid lot 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.

A 2 Z CONTRACTORS, LLC, by:



Signature (SEAL)
Alex Manning
Printed Name
Manager
Title

State of North Carolina, County of Durham

I, Gary K. Berman, a notary public of the aforesaid state and county, certify that Alex Manning personally came before me this day and acknowledged that he is a Manager of A 2 Z Contractors, a North Carolina limited liability company, and that, by authority duly given and as an act of said limited liability company, he has 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 25th day of July 2022.



Notary Public

My commission expires: January 8, 2023

