

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2020 May 18 12:23 PM

Book: 8947 Page: 84

NC Rev Stamp: \$ 2780.00 Fee: \$ 26.00

Instrument Number: 2020017956

DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,780.00

Parcel Identifier 102934 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title exam)

Brief description for the Index: 310 E Main St

THIS DEED made effective as of the 18th day of May, 2020, by and between

GRANTOR	GRANTEE
Jonathan Eric Jensen, Trustee of The Animosus Trust dated July 23, 2012	310 E Main, LLC a North Carolina limited liability company
850 S. Franklin St Denver, CO 80209	P.O. Box 1422 Durham, NC 27702

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 and incorporated herein by reference.

Grantor acquired the above described property via deed recorded in Book 8194, Page 550.

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