

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2021 Nov 04 02:29:16 PM  
BK:9519 PG:4-7  
DEED  
FEE: \$26.00  
INSTRUMENT # 2021056595  
EXCISE TAX: \$2,890.00  
APRILJ



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$2,890.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Mail after recording to: **Grantee: 3310 N. Roxboro St. Durham, NC 27704**

This instrument was prepared by: **William W. Browning, Atty (21-301)**

THIS DEED made this 2nd day of November, 2021 by and between

**GRANTOR**

**Chance Hart, Single**

**Mailing Address: 3113 N. Roxboro St. Durham NC 27704**

**GRANTEE**

**Y&N Investment Group, LLC, a North Carolina Limited Liability Company**

**Property Address: 3100 & 3102 N. Roxboro St. 3113-3119 N. Roxboro St., 3129 N. Roxboro St. Durham, NC 27704 & 228 N. Mason Blvd. Roxboro, NC 27573, , NC**

**Mailing Address: 3310 N. Roxboro Street Durham NC 27704**

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 or parcel of land and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_, Page \_\_\_\_, County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(Entity Name) Chance Hart (SEAL)  
*Chance Hart*

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

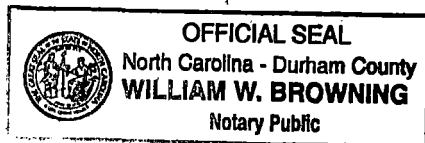
NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Chance Hart, Single. Witness my hand and official stamp or seal, this the 4th day of November, 2021

My Commission Expires: 01/31/22

*William W. Browning*  
\_\_\_\_\_  
Notary Public

Print Notary Name: William W. Browning



NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

2007  
MAY 10 2007  
MAY 10 2007  
MAY 10 2007

**TRACT ONE:** PRN 128703 & 128702

BEING all of Lots 11 & 12 of the Property of C.W. KENDALL as per plat and survey thereof now on file in Plat Book 9 at Page 35 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 3100 & 3102 N. Roxboro St.

**TRACT TWO:** PRN 128577

BEGINNING at a stake in the west side of the Roxboro Road at the southeast corner of Lot 5 in Block 18, as shown on the plat hereinafter referred to, and running thence along and with the west side of Roxboro Road South 7 deg. 34' East 135 feet to a stake at the northeast corner of Lot 2; thence South 82 deg. 26' West 180 feet to a stake in the east side of an alley; thence North 7 deg. 34' West 135 feet to a stake in the southwest corner of the aforesaid Lot 5; thence North 82 deg. 26' East 180 feet to a stake, the place of beginning, and BEING all of Lots 3 and 4 in Block 18, together with a 15 foot alley between said Lots 3 and 4 of BELVINDALE, as per plat and survey thereof in the Office of the Register of Deeds of Durham County in Plat Book 5 at Page 112, to which reference is hereby made for a more particular description.

This property has street address 3113-3119 N. Roxboro St.

**TRACT THREE:** PRN 128579

LYING at the southwestern intersection of North Roxboro Street and East Channing Avenue (formerly Fourth Avenue) and being all of Lot 6 in Block 18 of BELVINDALE as per plat and survey thereof now on file in Plat Book 5 at Page 112 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 3129 N. Roxboro St.

**TRACT FOUR:** TM 3 9

ALL that certain lot or parcel of land being in the City of Roxboro, Roxboro Township, Person County, North Carolina, having the street address of 228 North Madison Blvd. and having the tax parcel number of 12957. More particularly

described as follows: BEGINNING at an iron stake on the northwest corner of lands of A.M. Burns, Jr., and in the eastern line of W.H. Stewart Estate lands; thence with the eastern line of the Stewart Estate North 40 deg. 28' West 116.20 feet to a stake in the southeast edge of the curve of Madison Boulevard; thence with the southeast edge of the curved line of Madison Boulevard, the radius of which is 1455.10 and the chord of which is North 50 deg. 17' East 135.70 feet to a stake in the southeast edge of the curved line of Madison Boulevard, northwest corner of lands of L.J. Martin; thence with Martin's western line South 41 deg. 02' East 107.10 feet to an iron stake, Martin's northwest corner in the North line of lands of H. W. Winstead, Jr.; thence with Winstead's northern line South 43 deg. 10' West 50.0 feet to a stake, northeast corner of lands of A.M. Burns, Jr.; thence with the north line of A.M. Burns, Jr. South 48 deg. 22' West 87.10 feet to the beginning, all being substantially as shown on that plat prepared by W. B. Cates, Jr., dated May 1, 1959. This is the same property described in that Deed from Exxon Corporation to Clarence William Oakley and wife Hilma Garrett Oakley, recorded in Deed Book 141, Page 102, Person County Registry, and that Deed recorded in Book 220, Page 565, Person County Registry, which deeds are incorporated hereby by reference thereto.

This property has street address 228 North Madison Blvd.