

07/27/2022 10:43:22AM

BT: OPR B: 9749 P: 488 Pages: 4

DEED - DEED

Fee: \$3,386.00 Excise Tax: \$3360.00

INSTRUMENT #2022030624

Sharon Marsh

Excise Tax \$ 3,360.00

Parcel Identifier No. 103027

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail after recording to: Grantee

This instrument was prepared by: Matthew S. Black, Envisage Law, a N.C. licensed Attorney (without title search or opinion or tax advice)

Brief description for the index: 313 Foster Street

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 21st day of July, 2022, by and between

GRANTOR	GRANTEE
SOLO I, LLC, a North Carolina limited liability company 3005 Rothgeb Drive Raleigh, NC 27609	CENTRAL PARK PARTNERS, LLC, a North Carolina limited liability company 2820 Selwyn Avenue, Suite 425 Charlotte, NC 28209

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

WITNESSETH, that 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 those certain lot(s) or parcel(s) of land situated in Durham County, North Carolina and more particularly described as follows:

See Exhibit A, attached hereto and fully incorporated herein.

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

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

And the Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

- (1) 2022 and subsequent years' ad valorem taxes.
- (2) Easements, restrictions, covenants, rights-of-way and matters of record.
- (3) Any matters that would be disclosed by a current survey and inspection of the hereinabove described property.
- (4) Zoning ordinances and other governmental restrictions on the use and development of the hereinabove described property.

For chain of title, see Deed Book 5490, Page 437, Durham County Registry.

Signature and Notary Page to Follow

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SOLO I, LLC,
a North Carolina limited liability company

By: Joseph Lemanski
Joseph Lemanski, Manager

STATE OF North Carolina

COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that JOSEPH LEMANSKI as Manager of SOLO I, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

Witness my hand and Notarial stamp or seal, this 21st day of July, 2022.

Morgan R. Monroe
Notary Public

Morgan R. Monroe
Notary's Printed or Typed Name

My Commission Expires: 01-30-2027 (Affix Seal)

MORGAN R. MONROE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 01-30-2027.

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN PROPERTY lying and being in the County of Durham, State of North Carolina, as more particularly described as follows:

BEGINNING at a stake on the east side of Roney Street, said stake being North 6 degrees 42 minutes 00 seconds East 235.60 feet from the northeast intersection of Roney Street and Morgan Street, extended, on the Plat hereinafter referred to, and running thence along and with the east side of Roney Street North 6 degrees 42 minutes 00 seconds East 21.20 feet to a stake, the southwest corner of the Clark and Sorrell, Inc. Property; thence along and with the South line of the Clark and Sorrell, Inc. Property South 86 degrees 50 minutes 00 seconds East 178.40 feet to a stake in the west side of Foster Street; thence along and with the west side of Foster Street South 5 degrees 59 minutes 43 seconds West 25.00 feet to a stake, the northeast corner of the Donnie A. Sorrell and Leroy Clark Property; thence along and with the north line of the Donnie A. Sorrell and Leroy Clark Property North 86 degrees 50 minutes 00 seconds West 85.05 feet to a stake; thence continuing along and with the north line of the Donnie A. Sorrell and Leroy Clark Property North 84 degrees 29 minutes 53 seconds West 93.50 feet to a stake on the east side of Roney Street, the point of BEGINNING and being the PROPERTY OF L.J. STAUNTON as per plat and survey by J. Watts Copley, R.L.S., dated October 1, 1976, and recorded in Plat Book 89 at page 73, Durham County Registry, to which reference is hereby made for a more particular description. This property is also lots 11 and 12 of the Pope and Pollard Property as shown in Plat Book 3, Page 105, Durham County Registry. For further reference see Deed Book 242, Pages 7 and 8, and Deed Book 250, Pages 4 and 5.