

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Dec 10 04:37:32 PM
BK:8821 PG:594-595
DEED
FEE: \$26.00
INSTRUMENT # 2019045737
EXCISE TAX: \$1,370.00
TREDFEARN



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney
Return to Grantee
Excise tax \$1,370.00

Grantee's mailing address: POB 1711, Durham, NC 27702
Grantor's mailing address: 718 Square Lane, Wilmington, NC 28411

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

THIS DEED, dated November 27, 2019, is from Colclough Company, LLC, a North Carolina limited liability company, herein called the Grantor, to Dayanos Gunter Multifamily, 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 1 and 3 as per plat entitled "Property of J. Harold Colclough & Assoc., Inc.," which plat is on file in Plat Book 100, page 32, Durham County Registry. (According to said plat, Lot 1 is 110 feet by 152.53 feet by 90.38 feet by 131.19 feet, and Lot 3 is 100 feet by 90.38 feet by 37.45 feet by 38.57 feet by 39.47 feet by 237.50 feet by 100 feet.)

(The Grantor acquired this property by deed recorded in Real Estate Book 3709, 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, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

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

COLCLOUGH COMPANY, LLC

by: Joseph H. Colclough Jr, Manager (SEAL)
Signature
Joseph H Colclough Jr, MANAGER
Printed Name and Title

State of North Carolina, County of New Hanover

I, D Jarvis Jenell Poole, a notary public of the aforesaid state and county, certify that Joseph Harold Colclough Jr personally came before me this day and acknowledged that he or she is a Manager of Colclough Company, LLC, a North Carolina limited liability company, and that by authority duly given and as an act of said limited liability company, he or she 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 29 day of November 2019.

[Signature]
Notary Public

My commission expires: June 20, 2023

