

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Nov 12 04:25 PM**  
**Book: 9527 Page: 696**  
NC Rev Stamp: \$ 1132.00 Fee: \$ 26.00  
Instrument Number: 2021058111  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,132.00

Parcel Identifier No. 109805 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

This instrument was prepared by: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

Brief description for the Index: Lot 1 Property of J. Harold Colclough & Assoc.



THIS DEED made this 2<sup>nd</sup> day of November, 2021, by and between

**GRANTOR**

**GRANTEE**

Dayanos Gunter Multifamily, LLC, a North Carolina Limited Liability Company  
321 E. Chapel Hill Street  
Durham, NC 27701

William Scott Perry and Bernadette S. Perry, Trustees of The Perry 2018 Revocable Trust, dated March 21, 2018, and any amendments thereto  
315 Edwards Street  
Durham, NC 27701

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:

BEING all of Lot 1 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.

Property Address: 315 Edwards Street, Durham, NC 27701

PARCEL ID: 109805

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8821 page 594.

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

A map showing the above described property is recorded in Plat Book 100 page 32.

submitted electronically by "Jackson Law, P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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, other than the following exceptions: Easements and restrictions of record that do not materially affect the value of the property. 2021 Ad Valorem taxes.

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

Dayanos Gunter Multifamily, LLC, a North Carolina Limited Liability Company \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

(Entity Name)

By: [Signature] \_\_\_\_\_ (SEAL)  
Jonathan Dayan, Managing Member Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

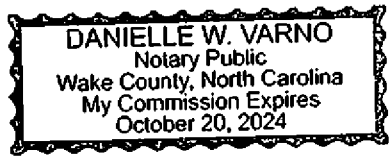
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Jonathan Dayan, personally appeared before me this day and acknowledged that he is the Managing Member of Dayanos Gunter Multifamily, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2<sup>nd</sup> day of November, 2021.

My Commission Expires: 10/20/2024

[Signature]  
Notary Public



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant –Register of Deeds

## Exhibit "A"

### **Certification of Trust for The Perry 2018 Revocable Trust, dated March 21, 2018**

Pursuant to N.C. General Statute § 36C-13-1313, this Certification of Trust is signed by the currently acting Trustees of The Perry 2018 Revocable Trust, dated March 21, 2018, who declare:

1. The Grantors are W. Scott Perry AKA William Scott Perry and Bernadette S. Perry. The trust is revocable by the Grantors, acting jointly and not separately.
2. The Trustees of the trust are W. Scott Perry AKA William Scott Perry and Bernadette S. Perry. Either of their signatures is sufficient to exercise the powers of the Trustee.
3. The tax identification number of the trust is the Social Security number of either W. Scott Perry AKA William Scott Perry or Bernadette S. Perry.
4. Title to assets held in the trust will be titled as:  
  
W. Scott Perry and Bernadette S. Perry, as Trustees of The Perry 2018 Revocable Trust, dated March 21, 2018
6. Excerpts from the trust document that establish the trust, designate the Trustee(s), and set forth the powers of the Trustee(s) will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, deal, and mortgage real and personal property interests.
7. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.



# ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of SANTA CLARA

On NOVEMBER 8, 2021, before me, FELICE MORENO, Notary Public,  
(insert name and title of the officer)

personally appeared WILLIAM SCOTT PERRY AND BERNADETTE S. PERRY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Felice Moreno (Seal)

