

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Oct 26 03:30 PM NC Rev Stamp: \$ 4200.00  
Book: 8535 Page: 413 Fee: \$ 26.00  
Instrument Number: 2018037635  
DEED

Excise Tax: \$4,200.00 Recording Time, Book and Page  
Tax Lot No. \_\_\_\_\_ Parcel Identifier No. ~~8630394~~ 127096

Mail after recording to: Grantee

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.  
(without title examination)

Brief description for the Index: 318 Old Oxford Road, Durham

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 19<sup>th</sup> day of October, 2018, by and between

GRANTOR	GRANTEE
<p><b>SP FDS, LLC.</b> a North Carolina limited liability company</p> <p>4004 Barrett Drive, Suite 106 Raleigh, NC 27612</p>	<p><b>Longboard Properties, LLC,</b> a California limited liability company</p> <p>7442 Via Lorado Rancho Palos Verdes, CA 90275</p>

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 situated in Durham, Durham County, North Carolina and more particularly described as follows:

Submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

BEING all of that tract containing 2.24 acres, more or less, located on the southeast side of Old Oxford Highway, the west side of Duke Lane and the north side of Belvin Avenue and being Parcel 1 as shown on that plat of the Property of Virginia B. Copley Heirs dated January 20, 1971 and recorded in Plat Book 67, page 69, Durham County Registry.

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 8228, page 135, Durham County Registry.

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 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:

This property is conveyed subject to restrictions and easements of record affecting said property and to 2018 ad valorem taxes and taxes for subsequent years.

[signature on following page]

IN WITNESS WHEREOF, Grantor has hereto set its hand the day and year first above written.

SP FDS, LLC,  
a North Carolina limited liability company

By: [Signature]  
William A. Stronach, Managing Member

STATE OF NORTH CAROLINA :  
COUNTY OF WAKE :

I, a Notary Public, certify that William A. Stronach, Managing Member of SP FDS, LLC, a North Carolina limited liability company personally came before me this day and acknowledged the execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 16 day of October, 2018.

[Signature]  
Notary Public

My Commission expires: 07/01/2023  
AFFIX SEAL

