

Register of Deeds
Sharon A. Davis
Durham County, NC

06/15/2022 03:37:23PM

BT: OPR B: 9719 P: 429 Pages: 3

DEED - DEED

Fee: \$10,076.00 Excise Tax: \$10050.00

INSTRUMENT #2022024735

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$10,050.00

Recording Time, Book and Page:

Parcel Identifier No.: 103007

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707
(without benefit of title examination)

THIS DEED made the 15 day of June, 2022 by and between

GRANTOR

D.T.I Commercial 1, LLC,
a North Carolina limited liability company

Mailing Address: PO Box 1711, Durham, North Carolina 27702-1711

GRANTEE

321 E. Chapel Hill, LLC,
a North Carolina limited liability company

Mailing Address: 2435 S. Alston Avenue, Durham, North Carolina 27713

Property Address: 319 E. Chapel Hill Street, Durham, North Carolina 27701

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.

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.

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 of Grantor's undivided interest in all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of the real property described on Exhibit A attached hereto.

The above described property does not include the primary residence of the Grantor.

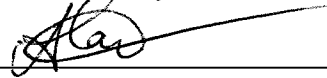
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.


D.T.I Commercial 1, LLC

By: 
Alon Gorbonos, Manager

STATE OF New York
COUNTY OF Albany

I, VASHU PATEL, a Notary Public for the County and State aforesaid, do hereby certify that Alon Gorbonos, Manager of D.T.I. Commercial 1, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13th day of June, 2022.


Notary Public
My Commission Expires: 12/21/2023

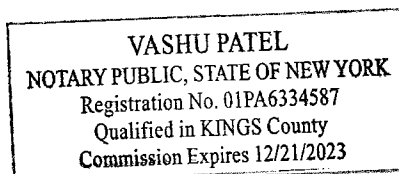


EXHIBIT A

BEGINNING at a masonry nail located in the sidewalk on the north side of Chapel Hill Street, said masonry nail being located North $83^{\circ} 52' 27''$ West 233.46 feet from the intersection of the centerline of Rigsbee Avenue and the centerline of Chapel Hill Street; running thence from said point and beginning, North $89^{\circ} 25' 00''$ West 44.95 feet to a masonry nail; running thence North $00^{\circ} 31' 00''$ East 128.00 feet to a new iron pipe located in the southern boundary of an alley; running thence along and with the southern boundary of the alley South $89^{\circ} 25' 00''$ East 44.95 feet to a power pole; running thence South $00^{\circ} 31' 00''$ West 128.00 feet to the masonry nail, being the point and place of beginning, and being that property shown on that plat and survey entitled "Property of WPV Associates" as prepared by Joseph Johnston, Registered Land Surveyor, dated 3-10-88; and also being that property shown on that plat and survey entitled "Property of Addie F. Paschall, Widow, and John W. Paschall", as prepared by Hunter Jones, C.E. dated June 1948 and recorded in Plat Book 20, Page 90, Durham County Registry, to which plats and surveys reference is hereby made for a more particular description of same.