

12/22/2022 11:47:08AM

BT: OPR B: 9839 P: 580 Pages: 3

DEED - DEED

Fee: \$551.00 Excise Tax: \$525.00

INSTRUMENT #2022047564

Tonya Redfearn

Excise Tax \$525.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: _____ Unit: C-220

Parcel Identifier No.: 121569

This instrument prepared by John B. South, Jr., a licensed North Carolina attorney.

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

The South Law Firm, PLLC, 3725 National Drive Suite 215, Raleigh, NC 27612

Return to: Grantee

*This property is not the primary residence of the Grantor.

Brief description for the Index

Unit C-220, Duke Forest Place Condominiums

THIS DEED made this 15th day of December, 2022, by and between

GRANTOR

G.A.I.L. (Gather All In Love), LLC
a North Carolina Limited Liability Company

Mailing Address:
2108 Pear Tree Lane
Durham, NC 27703

GRANTEE

D&C ELITE CONTRACTORS LLC
a North Carolina Limited Liability Company

Property Address:
3326 Durham Chapel Blvd., Unit 220C
Durham, NC 27707

Mailing Address:
6 Red Spring Court
Durham, NC 27703

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 County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT “A”

Submitted electronically by South Law Firm 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.

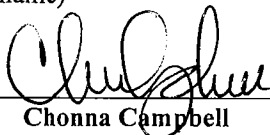
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

G.A.I.L. (Gather All In Love), LLC, a North Carolina Limited Liability Company
(entity name)

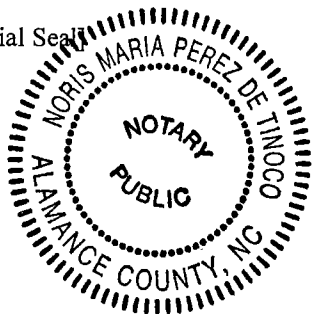
By: 
Name: Chonna Campbell
Title: CEO


STATE OF North Carolina COUNTY OF Lenoir

I, Noris Maria Perez De Tinoco, a Notary Public for Alamance County, State of North Carolina certify that **Chonna Campbell** personally appeared before me this day and acknowledged that she is the CEO of **G.A.I.L. (Gather All In Love), LLC, a North Carolina Limited Liability Company** and by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 15th day of December, 2022.

[Official Seal]




NOTARY PUBLIC

My Commission expires: 10/06/2026

EXHIBIT A

LEGAL DESCRIPTION

BEING all of Unit C-220, DUKE FOREST PLACE CONDOMINIUMS, together with all rights and easements appurtenant to said unit, including an undivided 3/50th interest as tenant-in-common in and to the Common Areas and facilities as defined and described in that certain Declaration of Condominiums and Exhibits and By-Laws attached thereto or therein referred to, recorded in Book 1165, Page 20, Durham County Registry, to which reference is hereby made for a more particular description and being all that same unit conveyed in Deed Book 1166 at Page 540, Durham County Registry, to which reference is hereby made. Also as depicted in Plat Book 3, Pages 29-34, Durham County Registry.

This property has street address 3326 Durham Chapel Hill Blvd. Unit 220C.