

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Mar 08 09:05 AM
Book: 9634 Page: 558
NC Rev Stamp: \$ 424.00 Fee: \$ 26.00
Instrument Number: 2022009828
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 424.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 121575 & 121576

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney at Law

THIS DEED made this 7th day of March, 2022 by and between

GRANTOR

TMJPC, LLC, a N.C. Limited Liability Company
Mailing Address: 3326 Dover Road, Durham, NC 27707

GRANTEE

3326 DCHB L.L.C., a N.C. Limited Liability Company
Mailing Address: 410 Lionel St., Durham, NC 27705
Property Address: 3326 Durham Chapel Hill Blvd., Units A-120 & A-130, Durham, NC 27707

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 the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

BEING those condominium units, together with undivided common interests. as described on Exhibit A attached hereto and made a part hereof as if specifically set forth at this point.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5637 at Pages 17 and 21, Durham County Registry.

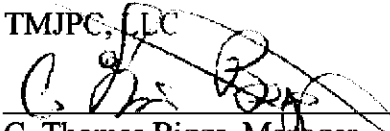
A map showing the above described property is recorded in Plat Book ____, Page ____.

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 Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.


TMJPC, LLC


C. Thomas Biggs, Manager (SEAL)

NORTH CAROLINA Person COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: C. Thomas Biggs, Manager of TMJPC, LLC, a N.C. Limited Liability Company, Grantor(s). Witness my hand and official stamp or seal, this the 4th day of March, 2022.

My Commission Expires: 3/13/2025



Notary Public

Print Notary Name: PAULA L MANN

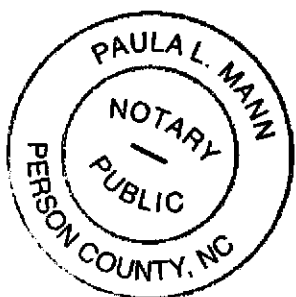


EXHIBIT A

BEING Condominium Units A-120 and A-130 of the DUKE FOREST PLACE CONDOMINIUMS, together with all rights, responsibilities and easements appurtenant to said unit, including an undivided 6/50th interest as tenant-in-common in and to the common areas and facilities as defined and described in that certain Declaration of Condominium and Exhibits and By-Laws attached thereto or therein referred to, recorded on June 28, 1984, in Book 1165, at Page 20, and in the First Amendment to Declaration of Condominium of Duke Forest Place recorded the 1st day of March, 1985, in Book 1197, at Page 557, Durham County Registry, and in the Second Amendment to Declaration recorded the 10th day of September, 1985 in Book 1230, Page 942, Durham County Registry, to which reference is hereby made. The Architect's Certificate is recorded in Book 1197, at Page 563 and the Map showing this new phase is recorded in Condominium Drawer 3 at Page 75, to which reference is hereby made.

Property hereby conveyed is to be used for purposes set out in the Declarations as they exist or may hereafter be amended as provided by law.