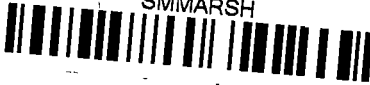


REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2021 Jul 26 02:48:11 PM  
BK:9407 PG:728-729  
DEED  
FEE: \$26.00  
INSTRUMENT # 2021037613  
EXCISE TAX: \$360.00  
SMMARSH



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$360.00**

Recording Time, Book and Page:

Tax Map No. **121569**

Parcel Identifier No: **0810-07-58-9862.006**

Mail after recording to: **Grantee: 2108 Pear Tree Lane, Durham, NC 27703**

This instrument was prepared by: **William W. Browning, Atty (21-176)**

THIS DEED made this 21st day of July, 2021 by and between

**GRANTOR**

**Green Branch Development, LLC, a North Carolina Limited Liability Company**

**Mailing Address: 327 W. Main Street Durham NC 27701**

**GRANTEE**

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

**Property Address: 3326 Durham Chapel Hill Blvd. Unit C220, Durham, NC 27713**

**Mailing Address: 2108 Pear Tree Lane 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 and more particularly described as follows:

**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.**

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7791, Page 785, Durham County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 28-34, and referenced within this

instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Green Branch Development, LLC, a North Carolina Limited Liability Company

\_\_\_\_\_ (SEAL)

By: *David Scarborough*  
David Scarborough  
Title: Manager

\_\_\_\_\_ (SEAL)

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

\_\_\_\_\_ (SEAL)

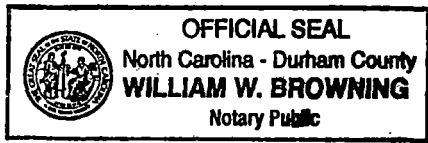
\_\_\_\_\_ (SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: David Scarborough. Witness my hand and official stamp or seal, this the 26th day of July, 2021.

My Commission Expires: 01/21/22

*William W Browning*  
Notary Public  
Print Notary Name: William W. Browning



NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_, \_\_\_\_\_ . Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Print Notary Name: \_\_\_\_\_