

Register of Deeds
Sharon A. Davis
Durham County, NC

11/30/2022 12:25:45PM

BT: OPR B: 9827 P: 435 Pages: 5

DEED - DEED

Fee: \$3,026.00 Excise Tax: \$3000.00

INSTRUMENT #2022045220

April Carrington

Excise Tax \$3,000.00

Parcel Identifier No. 128533, 128534, 128535

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

Mail after recording to: Grantee

This instrument was prepared by: Walter Brodie Burwell, Jr., Esq., Envisage Law (without title search or opinion or tax advice)

Brief description for the index: 3335, 3337 and 3341 North Roxboro Street

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 30 day of November, 2022, by and between

| GRANTOR | GRANTEE |
|---|--|
| TTM Properties, LLC a North Carolina limited liability company 2334 Guess Road Durham, NC 27705-3582 | La Marqueza, LLC a North Carolina limited liability company 3325 N. Roxboro Street, Durham, NC 27704 |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine neuter as required by context.

WITNESSETH, that 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 the stated undivided interest in and to all those certain lot(s) or parcel(s) of land situated in Durham County, North Carolina and more particularly described as follows:

See **Exhibit A**, attached hereto and fully incorporated herein.

Submitted electronically by "Lance A. Wootton Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the Property herein conveyed **does not** include the primary residence of Grantor.

TO HAVE AND TO HOLD the interest in 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 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:

- (1) 2022 and subsequent years' ad valorem taxes, not yet due and payable.
- (2) Easements, restrictions, covenants, rights-of-way and matters of record.
- (3) Any matters that would be disclosed by a current survey and inspection of the hereinabove described property.
- (4) Zoning ordinances and other governmental restrictions on the use and development of the hereinabove described property.

For chain of title, see Deed Book 5057, Page 324; Parcel iii on Deed Book 8348, Page 942; and Deed Book 7821, Page 614, Durham County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Signature and Notary Page to Follow

TTM PROPERTIES, LLC
a North Carolina limited liability company

By: [Signature]
Robert Moulton, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that ROBERT MOULTON as Member-Manager of TTM PROPERTIES, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 30 day of November, 2022.

[Signature]
Notary Public

Lance A Wootton
Notary's Printed or Typed Name

My Commission Expires: 4.21.27 (Affix Seal)

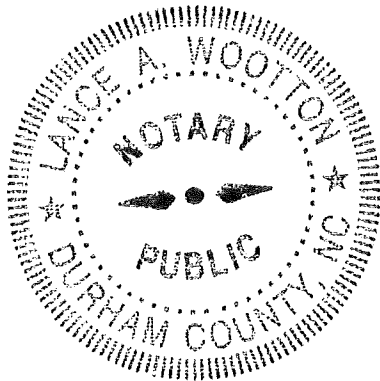


EXHIBIT A
LEGAL DESCRIPTION

BEING ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND situated in the County of Durham, State of North Carolina, as more particularly described as follows:

3335 N. Roxboro St.

Back reference Deed 5057, Page 324. 11/03/2022.

Beginning at a stake in the western right of way of Roxboro Road, said stake being located the following courses and distances from the intersection of the western right of way of Roxboro Road with the southern right of way of Acker Avenue: along and with the western right of way of Roxboro Road in a general southeasterly direction 112 feet to a stake and South 29 degrees 9 minutes 58 seconds East 28.17 feet to a stake; thence along and with the western right of way of Roxboro Road South 26 degrees 32 minutes 6 seconds East 21.85 feet to a stake; thence South 62 degrees 40 minutes 0 seconds West 141.6 feet to a stake set in the eastern right of way of a 20 foot public alley; thence along and with the eastern right of way of the 20 foot public alley in a counterclockwise direction by the arc of a curve having a radius of 484.58 feet a distance of 21.72 feet to a stake; thence further along and with the eastern right of way of the 20 foot public alley in a counterclockwise direction by the arc of a curve having a radius of 484.58 feet a distance of 28.15 feet to a stake; thence North 62 degrees 35 minutes 31 seconds East 94.9 feet to a stake; thence South 27 degrees 32 minutes 21 seconds East 28.14 feet to a computed point; thence North 62 degrees 36 minutes 52 seconds East 48.8 feet to a stake set in the western right of way of Roxboro Road, the point and place of Beginning containing 5,730 square feet and being the Property of Brimat, LLC as shown on survey by Southeastern Surveys, Inc. dates December 6, 2005. Also being all of Lot 2 of the Property of C. E. Broughton, Plat Book 45, at page 30, and a portion of Lot 6 of the Property of A. A. Murdock, Plat Book 18, at page 25 of the Durham County Registry.

3337 N. Roxboro St.

Back reference Deed 8348, Page 942, Parcel iii. 01/16/2018.

Property is the same as that conveyed to Brimat, Inc., on June 5, 1998 by deed recorded in Book 2475, Page 216, Durham County Register of Deeds, and acquired by Grantor by merger.

Being all of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of Lot 1 of the Property of C.E. Broughton as recorded in Plat Book 45, Page 30, Durham County Register of Deeds to which reference is hereby made for a more particular description.

3341 N. Roxboro St.

Back reference Deed 7821, Page 614. 11/10/2015.

BEGINNING at a nail set at the intersection of the western right-of-way of North Roxboro Street with the eastern right-of-way of Acker Avenue; running thence along and with the eastern right-of-way of Acker Avenue S 42 degrees 25' 0" W 150 feet to a nail; then in a general southeasterly direction by the arc of a curve having a radius of 472.34 feet a distance of 60.02 feet to an iron pipe; thence N 62 degrees 40' 0" E 142.97 feet to a nail set in the western right-of-way of North Roxboro Street; thence along and with the western right-of-way of North Roxboro Street in a general northwesterly direction by the arc of a curve having a radius 954.93 feet a distance of 112 feet to a nail set at the intersection of the western right-of-way of North Roxboro Street with the eastern right-of-way of Acker Avenue, the point and place of beginning, containing 0.285 acres and being the property of TTM Properties, LLC as shown on survey by Triangle Surveyors dated October 27, 2015. Also being the Property of Inez D. Elliott as shown on plat recorded in Plat Book 74 at Page 70 of the Durham County Registry. See also Plat Book 18A at Page 25 of the Durham County Registry.