

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 May 02 09:14 AM
Book: 9683 Page: 556
 NC Rev Stamp: \$ 2000.00 Fee: \$ 26.00
 Instrument Number: 2022018385
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,000.00

Parcel Identifier No. 169171 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (This instrument was prepared by William T. Hutchins, Jr., a licensed NC attorney.)

Brief description for the Index: 3401 Industrial Drive, Durham, NC 27704

THIS DEED made this 29th day of April, 2022, by and between

GRANTOR	GRANTEE
Comfort Properties, L.L.C., a North Carolina limited liability company ADDRESS: P.O. Box 2501 Durham, NC 27715	TrueFab Properties, LLC, a North Carolina limited liability company ADDRESS: 3401 Industrial Drive 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 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:

BEING all of Lot 1 as shown on that plat entitled "Subdivision of the Durham Products Division Property" which has been duly recorded in Plat Book 125, Page 190, Durham County Registry, reference to which said plat is hereby made for a more specific description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4585, Page 592, Durham County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 125, Page 190, Durham County Registry.

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.

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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. 2022 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Utility easements and unviolated covenants, conditions, and restrictions that do not materially affect the value of the property.

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

Comfort Properties, L.L.C. (SEAL)

By: Alan G. Williams
Alan G. Williams, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: **Alan G. Williams**

Witness my hand and Notarial stamp or seal this 26 day of April, 2022.

My Commission Expires: 12-6-2026

(Affix Seal)

Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name

