



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$280.00**

Recording Time, Book and Page:

Tax Map No. **157011**

Parcel Identifier No: **0739-01-45-1358**

Mail after recording to: **Grantee: 3417 S. Alston Ave. Durham, NC 27704**

This instrument was prepared by: **William W. Browning, Atty (19-052)**

THIS DEED made this 16th day of August, 2019 by and between

GRANTOR

Briggs Investment Group, LLC, NC Limited Liability Company

Mailing Address: 701 Ainsley Court Durham NC 27713

GRANTEE

Smivera Builders, LLC, a NC Limited Liability Company

Property Address: 3417 S. Alston Avenue, Durham, NC 27713

Mailing Address: 3417 S. Alston Avenue 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 and more particularly described as follows:

LYING on the eastern side of South Alston Avenue and being all of Lot 1 of the RESUBDIVISION OF LOTS 7,8,9 & 10 BLK A "LOWES GROVE HEIGHTS" P.B. 22-98 as per plat and survey thereof now on file in Plat Book 96 at Page 102 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 3417 S. Alston Avenue. PIN 0739-01-45-1358

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8345, Page 431, Durham County Registry.

A map showing the above described property is recorded in Plat Book 96, Page 102, 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.

Briggs Investment Group, LLC, NC Limited Liability Company

(SEAL)

By: Jon Pernell Briggs
Jon Pernell Briggs, Member/Manager
Title: Jon Pernell Briggs

(SEAL)

By: _____
Title: _____

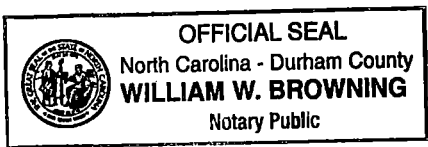
(SEAL)

(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: Jon Pernell Briggs, Member/Manager. Witness my hand and official stamp or seal, this the 19th day of August, 2019

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: _____