

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jun 03 01:09 PM**  
**Book: 9351 Page: 111**  
NC Rev Stamp: \$ 54000.00 Fee: \$ 26.00  
Instrument Number: 2021028056  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$54,000.00

PIN: 0810-11-57-1790

After recording mail to: Grantee at mailing address provided below

This instrument was prepared by: James A. Oliver of Hatch, Little & Bunn LLP (*without benefit of title examination*)

Brief Legal: 3554 Weymouth Street (Royal Oaks Apartments)

THIS DEED made this 2<sup>nd</sup> day of June, 2021, by and between

**GRANTOR**

**GRANTEE**

**JLJB II, LLC**, a North Carolina limited liability company

**VA7 ROYAL OAKS DURHAM, LLC**, a Delaware limited liability company

Mailing Address:  
P.O. Box 7921  
Rocky Mount, NC 27804

Mailing Address:  
2082 Michelson Dr., 4<sup>th</sup> FL  
Irvine, CA 92612

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, North Carolina and more particularly described as follows:

See Legal Description marked as **EXHIBIT "A"** attached hereto and made a part hereof

The property described herein does not include the primary residence of the Grantor.

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 Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and 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.