

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Oct 29 03:09 PM NC Rev Stamp: \$ 900.00
 Book: 8536 Page: 400 Fee: \$ 26.00
 Instrument Number: 2018037829
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 900.00 Parcel Identifier No. 0810-07-58-0724 Parcel Ref No:121548

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615
 Brief description for Index: 3616 Durham-Chapel Hill Blvd

THIS DEED made this 25 day of Oct. 2018, by and between

GRANTOR

Sunny Property, LLC
 A North Carolina limited liability company
 5110 Neuse Commons Ln Apt 111
 Raleigh, NC 27616-8377

GRANTEE

Ellava Property, LLC
 3616 Durham Chapel Hill Blvd, Durham, NC 27707

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:

Beginning at a stake on the northern right of way on U.S. 15-501, stake being located at the southeastermost corner of the Lot now or formerly owned by C.R. Davis and A.A. McDonald as shown in Deed Book 937 at Page 709 and Plat Book 90 at Page 60, Durham County Registry; Running thence North 6° 17' 11" West 213.76 feet to a stake; thence South 87° 19' 0" East 90.97 feet to a stake; thence South 6° 17' 11" East 204.56 feet to a stake on the northern right of way of U.S. 15-501; thence with the northern right of way of U.S. 15-501 South 86° 53' 26" West 90 feet to the stake at the point and place of BEGINNING and being a tract of land containing 18,794 square feet more or less, Durham County, North Carolina.

This property is commonly known as 3616 Durham-Chapel Hill Blvd., Durham, NC, Parcel ID 121548

submitted electronically by "Harris & Hilton, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The property described above was acquired by Grantor by instrument recorded in Book 7664, Page 441.
A map showing the above described property is recorded in Book of Maps , Page _____.

All or a portion of the property conveyed is not a principal 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.

Grantor covenants with 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, other than the following exceptions:

Ad valorem taxes for the current year, utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Sunny Property, LLC, a North Carolina Limited liability company

By: _____ (SEAL)

Name: **Zeng You Lin**

Title: **Manager/Member**

STATE OF NC COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a drivers license and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Zeng You Lin as **Manager/Member** of **Sunny Property, LLC**.

Date: 10/25/18

(Official Seal)

DL

Printed Name: David M. Hilton

My commission expires: 4/15/20

