

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Aug 10 11:53 AM NC Rev Stamp: \$ 1536.00
 Book: 8485 Page: 916 Fee: \$ 26.00
 Instrument Number: 2018028114
 DEED

Excise Tax \$1536.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: _____ Lot: 1 **Parcel Identifier No.:** 127466

Prepared by: John B. South, Jr. who is a licensed North Carolina attorney.

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

The South Law Firm, PLLC, 3725 National Drive Suite 100, Raleigh, NC 27612

Return to: Grantee

*This property is not the primary residence of the Grantor.

THIS DEED made this 8 day of August, 2018, by and between

GRANTOR	GRANTEE
CK2, LLC	EYAD & RANIA, LLC
29 Jenee Lane Durham, NC 27703	3801 N. Duke 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 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:

SEE ATTACHED LEGAL DESCRIPTION.

Being the same property conveyed to Grantor record in Book 6150, Page 738, Durham County Registry.

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

CK2, LLC
(entity name)

By: Cassandra Adkins
Name: Cassandra Adkins
Title: Manager

By: Kuldeep Singh
Name: Kuldeep Singh
Title: Manager

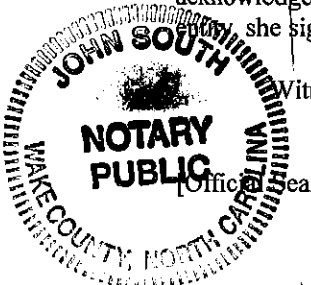
STATE OF NC COUNTY OF WAKE

I, John South, a Notary Public for WAKE County, State of NC certify that **Cassandra Adkins** personally appeared before me this day and acknowledged that she is the **Managers of CK2, LLC.** and by authority duly given and as the act of such she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 8th day of August, 2018.

John South
NOTARY PUBLIC

My Commission expires: 11.28.22



STATE OF NORTH CAROLINA COUNTY OF WAKE

I, BENJAMIN J. PETROZELLO, a Notary Public for WAKE County, State of NORTH CAROLINA certify that **Kuldeep Singh** personally appeared before me this day and acknowledged that she is the **Managers of CK2, LLC.** and by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 8th day of AUGUST, 2018.

Benjamin J. Petrozello
NOTARY PUBLIC

My Commission expires: _____

[Official Seal]

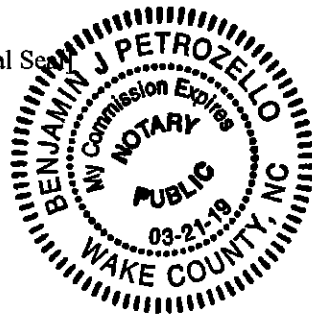


EXHIBIT "A"

BEING ALL OF LOT 1 AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 99, PAGE 97 OF THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IPF AT THE NORTHEAST CORNER OF SUBJECT PROPERTY, SAID POINT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF DUKE STREET AND HAVING NC GRID NAD 83/2011 (2010.00) EPOCH OF NORTH=837,663.88 US SURVEY FEET, EAST=2,027,971.18 US SURVEY FEET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 18° 20' 46" WEST, A DISTANCE OF 30.00 FEET TO A REBAR SET; THENCE SOUTH 55° 01' 23" WEST, A DISTANCE OF 108.84 FEET TO A REBAR SET IN THE NORTHERN RIGHT-OF-WAY OF HORTON ROAD; THENCE ALONG HORTON ROAD NORTH 87° 56' 24" WEST, A DISTANCE OF 150.00 FEET TO A 1/2" IPF; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 18° 25' 58" EAST, A DISTANCE OF 170.07 FEET TO A 1" IPF; THENCE SOUTH 68° 42' 57" EAST, A DISTANCE OF 209.01 FEET TO THE POINT AND PLACE OF BEGINNING; HAVING AN AREA OF 0.592 ACRES MORE OR LESS, AS SHOWN ON SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF 3801 NORTH DUKE STREET FOR EYAD & RANIA, LLC", PREPARED BY CDK GEOMATICS, PC, BEARING THE SEAL AND CERTIFICATION OF KEVIN C. PIVER, PROFESSIONAL LAND SURVEYOR, DATED APRIL 6, 2018.