

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 18 03:32 PM
Book: 9498 Page: 776
NC Rev Stamp: \$ 3000.00 Fee: \$ 26.00
Instrument Number: 2021053115
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3,000.00

Parcel Identifier No. 121648

Verified by _____ County on the _____ day of _____, 20_____

By: _____

Mail/Box to: WALKER LAMBE, PLLC, PO Box 51549, Durham, NC 27717-1549

**This instrument was prepared by: KELLY J. MACKAY, ESQ.
WALKER LAMBE, PLLC (WITHOUT BENEFIT OF TITLE EXAMINATION)**

Brief description for the Index: 1.31 ACRES Carolina Motor Club, Inc.

THIS DEED made this 27th day of September, 2021, by and between

GRANTOR	GRANTEE
HACKER ENTERPRISES, LLC	BRELMO ENTERPRISES, LLC
847 Oxford Court Dunedin, FL 34698	3905 University Drive Durham, NC 27707

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the City of Durham, Durham County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6742, Page 703.

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

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

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, other than the following exceptions:

1. All recorded restrictions, easements, encumbrances and rights of way affecting the property.
2. Ad valorem taxes for the year 2022 and for subsequent years, not yet due and payable.

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

HACKER ENTERPRISES, LLC _____ (SEAL)

(Entity Name)

Print/Type Name:

By: Bonnie J. Hacker

_____ (SEAL)

Print/Type Name & Title: Bonnie J. Hacker, Manager

Print/Type Name:

By: _____

_____ (SEAL)

Print/Type Name & Title:

Print/Type Name:

By: _____

_____ (SEAL)

Print/Type Name & Title:

Print/Type Name:

State of FLORIDA - County of Pinellas

I, the undersigned Notary Public of the County of Pinellas and State aforesaid, certify that Bonnie J. Hacker personally came before me this day and acknowledged that she is the Manager of Hacker Enterprises, LLC, a North Carolina limited liability company, and that 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 Notarial stamp or seal, this 27 day of September, 2021.

My Commission Expires: 03/27/2024
(Affix Seal)

Maria Britt
MARIA BRITT Notary Public
Notary's Printed or Typed Name



Maria Britt
State of Florida
My Commission Expires 03/27/2024
Commission No. GG 961223

EXHIBIT A

BEGINNING at a stake in the southern side of University Drive Extension, the northwest corner of the property of Southland Life Insurance company, and running thence South 02 degrees 55' 30" West 306.60 feet to a stake; thence South 81 degrees 03' 46" West 194.81 feet to an iron stake; thence North 04 degrees 35' 58" East 308.41 feet to an iron stake in the southern side of University Drive Extension; thence along and with the southern side of University Drive Extension North 80 degrees 59' 53" East 185.66 feet to the point and place of **BEGINNING**, containing 1.31 acres and being the property of Carolina Motor Club, Inc., as per plat and survey of Gelbert, Poole & Associates, P.A., Registered Land Surveyors, dated November 15, 1983, to which reference is hereby made for a more particular description of same.