

Register of Deeds

Sharon A. Davis
Durham County, NC

11/08/2022 02:53:06 PM

BT: OPR B: 9816 P: 013 Pages: 3

DEED - DEED

Fee: \$1026.00 Excise Tax: \$1000.00

INSTRUMENT #2022043051

smarsh



SPECIAL WARRANTY DEED

Excise Tax:1000.00

Tax Parcel Number: 0823-88-14-8617

Mail after recording to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination or Current Plat of Survey

THIS DEED made this 3rd day of November, 2022, by and between

GRANTOR

ROGER E. HILL and Wife, GLORIA T. HILL

Mailing Address: 5132 N. Willowhaven Drive, Durham, NC 27712

GRANTEE

88 INVESTMENT GROUP, LLC, a North Carolina Limited Liability Company

Mailing Address: 3310 N. Roxboro 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 the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

See the attached Exhibit, which is incorporated herein by reference.

The property herein described was acquired by Grantor by instrument recorded in Book 2406, Page 402.

A map showing the above-described property is recorded in Plat Book 76, Page 5.

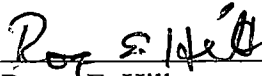
The above-described property does not include the primary residence of the Grantor.

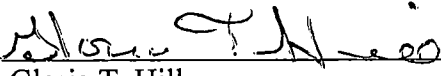
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

 (SEAL)
Roger E. Hill

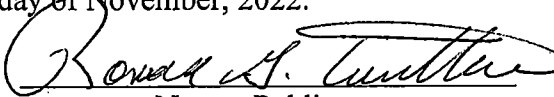
 (SEAL)
Gloria T. Hill

STATE OF NORTH CAROLINA
DURHAM COUNTY

I hereby certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Roger E. Hill and Gloria T. Hill, Grantors.

Witness my hand and official stamp or seal, this the 3rd day of November, 2022.

My Commission Expires: 12/06/2026


Notary Public

SEAL:

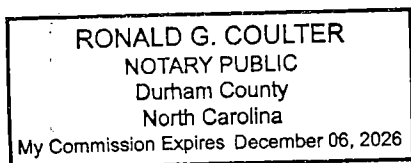


EXHIBIT A

REAL PROPERTY OF 88 INVESTMENT GROUP, LLC

BEGINNING at a stake on the West side of North Duke Street Extension at the Southeast corner of Lot 2, as shown on the map later referred to; thence along and with the Western boundary of North Duke Street Extension, South 22' 00' West 127.67 feet to a stake; thence North 88' 25' West 65.96 feet to a stake on the East side of Holt School Road; thence along and with the Eastern boundary of Holt School Road along a curve having a radius of 814.41 feet, an arc distance of 127.95 feet to a stake at the Southwest corner of Lot 2; thence along and with the Southern boundary of Lot 2, South 88' 12' 25" East 153.93 feet to a stake, the point and place of BEGINNING and being all of Lot 1, as shown on a map entitled "PROPERTY OF JONATHAN ADAM ABRAM AND HERBERT TEITALBAUM," by Jerry L. Hunt, Land Surveyor, dated February 23, 1981, to which reference is hereby made.

This is the same property as shown as Lot 1, Plat Book 76, Page 5, Durham County Registry, to which reference is hereby made.

The street address for this property is 3911 North Duke Street, Durham, North Carolina 27704.

For chain of title, see that deed of record in Book 1474, Page 240, Durham County Registry.