

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Aug 27 03:27 PM
Book: 9443 Page: 800
 NC Rev Stamp: \$ 1400.00 Fee: \$ 26.00
 Instrument Number: 2021043810
 DEED

Excise Tax \$1,400.00

Recording Time, Book and Page

Tax Parcel Identifier No. 0823-08-88-1586

Mail after recording to: Grantee
 This instrument was prepared by Kirk Palmer & Thigpen, P.A. (BH) [NO TITLE EXAMINATION PERFORMED OR REQUESTED]

Brief Description for the index

3915 N. Duke Street, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

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

GRANTOR	GRANTEE
Y & N INVESTMENT GROUP, LLC, a North Carolina limited liability company 3310 N. Roxboro Street Durham, NC 27704	QUICK LUBE OF CAROLINA LAND, LLC, a North Carolina limited liability company 200 Queens Road, Suite 300 Charlotte, NC 28204

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 the City of Durham, Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "Chicago Title Company, LLC"
 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 does NOT include the primary residence of at least one of the Grantors. (NCGS §105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9292, Page 797 of the Durham County Register of Deeds.

A map showing the above described property is recorded in Plat Book 76, Page 5 of the Durham County Register of Deeds.

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 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.

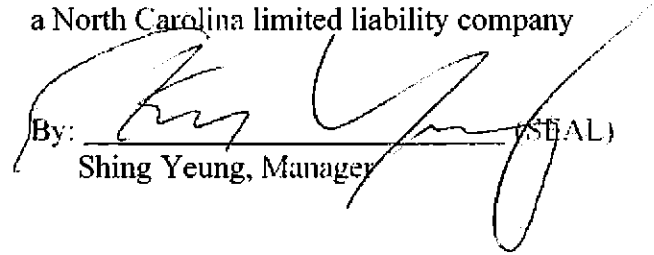
Title to the property hereinabove described is subject to the following exceptions:

- (i) The follow matters disclosed by survey entitled "ALTA/NSPS Land Title Survey for : Quick Lube of Carolinas, LLC" by David K. Alley, P.L.S. of Allied Associates, P.A. dated May 17, 2021:
 - a. Service utilities
 - b. Underground tank
 - c. Overhead billboard
- (ii) The lien of ad valorem property taxes for the year 2021 currently due, and subsequent years not yet due and payable;
- (iii) Deeds of Easement to the Department of Transportation recorded in Book 1010, page 414, Durham County Registry;
- (iv) Easements to Duke Power Company recorded in Book 1230, page 774 Durham County Registry;
- (v) Matters shown on plat recorded in Plat Book 76, Page 5 Durham County Registry.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed, under seal, by authority duly given by its duly authorized officers or manager as of the day and year first above written.

Y & N INVESTMENT GROUP, LLC,
a North Carolina limited liability company


By:  (SEAL)
Shing Yeung, Manager

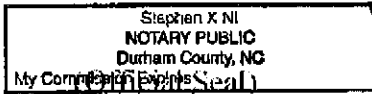
STATE OF North Carolina

COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Shing Yeung.

Date: 08/25, 2021


Official Signature of Notary



Stephen X Ni
Notary's printed or typed name, Notary Public
My commission expires: 08/06/2023

EXHIBIT A

LEGAL DESCRIPTION

Lying and being situate in Durham County, NC, and being more particularly described as follows:

Being all of Lot 2 as shown on plat and survey entitled "Property of Lloyd W. Gardner and wife, Mary Moore Gardner" according to the plat thereof recorded in Plat Book 76, page 5, in the Office of the Register of Deeds of Durham County, North Carolina.