

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Aug 17 09:08:21 AM
BK:8490 PG:405-406
DEED
FEE: \$26.00
INSTRUMENT # 2018028990
EXCISE TAX: \$1.100.00
DPRUETTE



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$1,100.00**

Recording Time, Book and Page:

Tax Map No. **133842**

Parcel Identifier No:

Mail after recording to: **GRANTEE**

This instrument was prepared by: **H. EUGENE TATUM III, WITHOUT BENEFIT OF TITLE SEARCH**

THIS DEED made this 27th day of July, 2012 by and between

GRANTOR

TRG CAPITAL, LLC

Mailing Address: PO BOX 52267 DURHAM NC 27717

GRANTEE

RASHAD ZUBAIDI AND SHIHAB AL-KUBATI

Property Address: 4003 FAYETTEVILLE STREET, DURHAM, NC 27713

Mailing Address: 4003 FAYETTEVILLE STREET DURHAM NC 27713

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 and more particularly described as follows:

BEING ALL OF PARCEL 1 OF THE PROPERTY OF CENTRAL CAROLINA BANK AND TRUST COMPANY AS SHOWN ON THE PLAT BY TRIANGLE SURVEYORS, DATED NOVEMBER 25, 2002 RECORDED IN PLAT BOOK 157 AT PAGE 225 OF THE DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3792, Page 266, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 157, Page 225, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

RESTRICTIONS AND EASEMENTS OF RECORD. TAXES FOR 2018.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

TRG CAPITAL, LLC _____ (SEAL)

By:  _____ (SEAL)
FRANK B. ASCOTT, MEMBER MANAGER
OF TRG CAPITAL, LLC
MEMBER MANAGER OF TRG
Title: CAPITAL, LLC

By: _____ (SEAL)

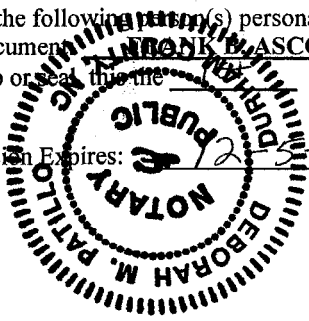
Title: _____

_____ (SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: FRANK B. ASCOTT, MEMBER MANAGER OF TRG CAPITAL, LLC. Witness my hand and official stamp or seal, this the August day of 2012.

My Commission Expires: 3-12-12



Deborah M. Patillo
Notary Public

Print Notary Name: Deborah M. Patillo

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____