

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2019 Jan 11 03:17:09 PM
BK:8577 PG:898-899

DEED
FEE: \$26.00
INSTRUMENT # 2019001004
EXCISE TAX: \$745.00



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 745.00 Recording Time, Book and Page
Parcel Ref. No. 119032, 119033, 199034, 199035 Parcel Identifier No. ~~0831-18-42-3063~~
~~0831-18-41-3938~~, 3901 & 2886

Mail after recording to: Grantee: P.O. Box 1024, Durham, NC 27702
This instrument was prepared by: William W. Browning, Atty (18-254)

THIS DEED made this 4th day of January, 2019, by and between

GRANTOR

NNC, LLC, a North Carolina Limited Liability Company
Address: 8437 Clinton Street, West Hollywood, CA 90048

GRANTEE

CIP REAL PROPERTY, LLC
Address: P.O. Box 1024, Durham, NC 27702

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:

LYING on the eastern side of Plum Street and being all of Lots 1, 2, 3 and 4 of the PROPERTY OF THOMAS O. TALTON as per plat and survey thereof now on file in Plat Book 35 at Page 57 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same. This property has street address 405, 407, 411 and 413 S. Plum Street.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7148, Page 770, 773, 776 and 801 Durham County Registry.

A map showing the above described property is recorded in Plat Book 35, Page 57, and referenced within this instrument.

The above described property does 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 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:

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.

NNC, LLC, a North Carolina Limited Liability Company

By: Nicholas R. Halaris
Nicholas R. Halaris, Manager

STATE OF California

COUNTY OF Los Angeles

I, Donna Glazer, a Notary Public, hereby certify that the following person(s) 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 Nicholas R. Halaris, Manager of NNC, LLC, Grantor.

Witness my hand and official stamp or seal, this the 4th day of January, 2019.

My Commission Expires: Aug. 8th 2019

Donna Glazer
Notary Public
Print Notary Name: Donna Glazer

