

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jan 13 10:46 AM
Book: 9197 Page: 176
NC Rev Stamp: \$ 32400.00 Fee: \$ 26.00
Instrument Number: 2021001921
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$32,400.00
Parcel Identifier No. 208985,140098, 140102

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING
SHOULD BE RETURNED TO:

SUPERVISED BY:

Stephen E. Cook
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801

Daniel R. Visalli
Swindell & Visalli
1043 E. Morehead Street
Suite 303
Charlotte, NC 28204

Brief description for the Index: 4103 Garrett Road, Unencumbered
Garrett Road and 4512 Durham Chapel Blvd., Durham, NC

THIS DEED made this 12 day of January, 2021, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
MSJRJWIN, LLC, a North Carolina limited liability company P.O. Box 51699 Durham, NC 27717-1699	CS TOY AUTOMOTIVE LLC, a Florida limited liability company 4250 N. Federal Highway Lighthouse Point, FL 33064

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, County of Durham, North Carolina, and more particularly described as follows (the "Property"):

In fee, all of the Property, more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes.

ORLDOCS.18326866 1

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.