

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jan 13 10:46 AM
Book: 9197 Page: 181
NC Rev Stamp: \$ 15600.00 Fee: \$ 26.00
Instrument Number: 2021001922
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$15,600.00
Parcel Identifier No. 140108

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: 4215 Garrett Road, Durham, NC

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

<u>GRANTOR</u>	<u>GRANTEE</u>
ALTON MOTORS, LLC, a North Carolina limited liability company 4516 Chapel Hill Blvd. Durham, NC 27707	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.

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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.