

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 May 17 12:01:07 PM
BK:8658 PG:73-74
DEED
FEE: \$26.00
INSTRUMENT # 2019016251
EXCISE TAX: \$1,930.00
TREFEARN



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney
Return to Grantee
Excise tax: \$1,930.00

Mailing address of Grantor: 6570 3rd Avenue South, St. Petersburg, FL 33707-1316
Mailing address of Grantee: 4416 Bennett Memorial Road, Suite 104, Durham, NC
27705

The property described herein does not include the Grantor's current primary residence address.

THIS DEED, dated April 23, 2019, is from Parrot Head Properties L.L.C. (also known as Parrot Head Properties, LLC), a North Carolina limited liability company, herein called the Grantor, to G & C Assets LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.



The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described real estate lying in Durham County, North Carolina, and more particularly described as follows:

BEING all of the parcel shown on the plat entitled "Property of Frances Neal Thompson" as containing 1.0 acre, said plat being recorded in Plat Book 55, page 20, Durham County Registry.

The Grantor acquired said real estate by deed on file in Real Estate Book 5538, page 751, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid real estate and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

PARROT HEAD PROPERTIES L.L.C., by:

Mona L Jankowski (SEAL)
Signature
Mona L. Jankowski / Managing Member
Printed Name and Title

State of North Carolina, County of Craven

I, Leddie F. Chapman, a notary public of the aforesaid state and county, certify that Mona L Jankowski personally came before me this day and acknowledged that he or she is a Managing Member of Parrot Head Properties L.L.C., a North Carolina limited liability company, and that, by authority duly given and as an act of said limited liability company, he or she has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 23RD day of APRIL 2019.

Leddie F. Chapman
Notary Public

My commission expires:

LEDDIA F. CHAPMAN
Notary Public.
Jones Co., North Carolina
My Commission Expires Dec. 11, 2021