

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Nov 21 11:57 AM**  
**Book: 8806 Page: 563**  
NC Rev Stamp: \$ 7900.00 Fee: \$ 26.00  
Instrument Number: 2019043177  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$7,900.00

Parcel Identifier No.: 0821-08-87-0943 (ID 103104)

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (DLH), P.O. Box 33550, Raleigh, NC 27636  
**(WITHOUT TITLE EXAMINATION)**

Brief description for the Index: 433 West Main St., Durham

This Deed is made as of the 20<sup>th</sup> day of November, 2019.

**GRANTOR:**

**MJ 433 LLC**  
a New York limited liability company  
152 Elizabeth Street, 3E  
New York, NY 10012

**GRANTEE:**

**433 West Main, LLC**  
a North Carolina limited liability company  
2222 Cranford Road  
Durham, NC 27705

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, have and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain real property situated in Durham County, North Carolina and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "***Property***").

The property hereinabove described was acquired by Grantor by instruments recorded in Book 8117, Page 40, Durham County Registry and in Book 8117, Page 44, Durham County Registry.

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

submitted electronically by "Bagwell Holt Smith-SV"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.