

Register of Deeds
Sharon A. Davis
Durham County, NC

08/23/2022 03:25:35PM

BT: OPR B: 9767 P: 762 Pages: 3

DEED - DEED

Fee: \$9,126.00 Excise Tax: \$9100.00

INSTRUMENT #2022034202

April Carrington

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$9,100.00

Recording Time, Book and Page:

Parcel Identifier No.: 139336

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., A Licensed NC Attorney

THIS DEED made the 18th day of August, 2022 by and between

GRANTOR

AJ Chen I.L.C
a Pennsylvania limited liability company

Mailing Address: 423 Laurel Oak Drive, Sewickley, Pennsylvania 15143

GRANTEE

LTH Investments, LLC
a North Carolina corporation

Mailing Address: 4422 Durham-Chapel Hill Boulevard, Durham, North Carolina 27707

Property Address: 4416 Durham-Chapel Hill Boulevard, Durham, North Carolina 27707

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.

Submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 of Grantor's undivided interest in all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of that real property described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 8708, Page 285, Durham County Registry.

The above described property 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

AJ Chen LLC

By: [Signature]
Doris Chen, Chief Executive Manager

STATE OF California
COUNTY OF San Francisco

I, Maggie Lim, a Notary Public for the County and State aforesaid, do hereby certify that Doris Chen, Chief Executive Manager of AJ Chen LLC, a Pennsylvania limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22nd day of August, 2022.

[Signature]
Notary Public
My Commission Expires: February 12, 2025



Exhibit A
Legal Description

Lying and being in Durham County, North Carolina, and more particularly described as follows:

Beginning at an iron stake in the north right of way line of Chapel Hill Boulevard (U.S. 15-501), said stake being located North $60^{\circ} 45'$ East 1433.65 feet from the intersection of the east right of way line of Garrett Road and the north right of way line of said Chapel Hill Boulevard, said stake marking the southeast corner of L.H. Rhew Enterprises, Ltd. and running thence along with the east property line of L.H. Rhew Enterprises, Ltd. North $29^{\circ} 15'$ West 200.0 feet to a stake; running thence North $85^{\circ} 21'$ West 136.70 feet to an iron stake; running thence North $04^{\circ} 39'$ East 233.71 feet to a stake; running thence South $85^{\circ} 22' 40''$ East 184.69 feet to an iron stake; running thence South $29^{\circ} 15'$ East 367.29 feet to an iron stake in the north right of way line of Chapel Hill Boulevard (U.S. 15-501); running thence along and with the north right of way line of Chapel Hill Boulevard (U.S. 15-501) South $60^{\circ} 45'$ West 170.0 feet to a stake, the place and point of Beginning, containing 85,848 square feet or 1.97 acres, more or less, and being shown on plat and survey entitled "Property of Red Lobster Inns of America, Inc." prepared by George C. Love, Jr., Registered Land Surveyor, recorded in the Office of the Register of Deeds of Durham County in Plat Book 92, Page 66 to which reference is hereby made for a more particular description.