

06/24/2022 04:28:17PM

BT: OPR B: 9726 P: 999 Pages: 2

DEED - DEED

Fee: \$646.00 Excise Tax: \$620.00

INSTRUMENT #2022026196

Tonya Redfearn

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$620
Parcel ID:	179862
Mail/Box to:	Grantee
Prepared by:	Gwynn, Edwards & Getter, PA, 900 Ridgefield Drive, Suite 150, Raleigh, NC 27609
Brief description for the Index:	Lot 43, Plat of Correction & Recombination, Windermere Ridge Townhomes

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 24 day of June 2022, by and between:

GRANTOR	GRANTEE
J & F Investments, LLC, a North Carolina Limited Liability Company <u>8804 LOMAS CT</u> <u>Raleigh, NC 27615</u>	443 Infinity LLC, a North Carolina limited liability company Property Address: 443 Infinity Road Durham, NC 27712 Mailing Address: 112 E. Main St. Durham, NC 27701

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 43, containing 8.20 acres, more or less, as shown on plat entitled "Plat of Correction & Recombination Windermere Ridge Townhomes," prepared by Aiken & Yelle Associates, PA, dated February 14, 2008, and recorded in Plat Book 181, Pages 97 and 99, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5224 page 210.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 181, Page 97 and 99, of the Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- | |
|---|
| <ol style="list-style-type: none"> 1. Ad valorem taxes for 2022 and subsequent years. 2. Easements, restrictions, and other matters of record impacting the Property. |
|---|

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

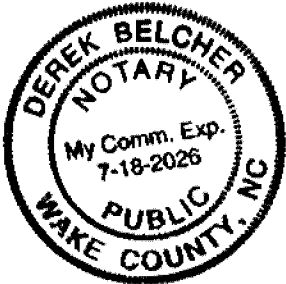
J & F Investments, L.L.C.
a North Carolina limited liability company
(Entity Name)

By: [Signature]

Name: Chris Zellman

Title: Member-Manager

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Chris Zellman personally came before me this day and acknowledged that he is the Member-Manager of J & F Investments, L.L.C., a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 23 day of June, 2022.



[Signature]
Notary Public

My Commission Expires: 7-18-2026
Derek Belcher
Notary's Printed or Typed Name

(Affix Notary Seal)