

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2017 Jun 30 03:32 PM
 BK:8219 PG:572-573
 DEED
 FEE: \$26.00
 INSTRUMENT # 2017022824
 EXCISE TAX: \$420.00
 TREFEARN



**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$420.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **154150**

Mail after recording to: **Grantees at 3720 Dairy Pond Place, Durham, NC 27705**

This instrument was prepared by: **Anne Page Watson**

THIS DEED made this 26th day of June, 2017 by and between

GRANTOR

Sunshine Enterprises of NC, LLC

Mailing Address: 5820 Guess Road Durham NC 27712

GRANTEE

Neil Deep Ray and spouse, Gawin Tsai

Property Address: 4431 S. Alston Ave., Durham, NC 27713

Mailing Address: 3720 Dairy Pond Place 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 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 that certain lot or parcel of land and more particularly described as follows:

LYING at the northwest corner of the intersection of Alston Avenue Road and Jester Road, and being Lots 31, 32, 33, and 34 of Tract A of the A.M. Riggsbee Estate, as per plat and survey thereof recorded in Plat Book 12, Page 26, Durham County Registry, to which reference is hereby made for a more particular description of same.

**This property is commonly known as 4431 S. Alston Ave.
 Parcel ID 154150**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7737, Page 775, Durham County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 26, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

2017 and subsequent years ad valorem real estate taxes; easements and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Sunshine Enterprises of NC, LLC _____ (SEAL)

By: Edmund Paul Perez _____ (SEAL)
Edmund Paul Perez
Title: Member/Manager

By: Catherine Shaw Perez _____ (SEAL)
Catherine Shaw Perez
Title: Member/Manager

State of North Carolina
County of Durham

I, Anne Page Watson, a Notary Public for Durham County, North Carolina, do hereby certify that Edmund Paul Perez and Catherine Shaw Perez, members/managers of Sunshine Enterprises of NC, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 30 day of June, 2017.

Notary:

Anne Page Watson
Anne Page Watson
My commission expires: 11-20-2018

