

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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Book: 9075 Page: 473

NC Rev Stamp: \$ 1050.00 Fee: \$ 26.00

Instrument Number: 2020040115
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1050.00

Parcel Identifier No. 154202 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: _____

This instrument was prepared by: J. Patrick Adams, Attorney 100 S. Elm St., Suite 430, Greensboro, NC 27401

Brief description for the Index: 4435 NC Highway 55, Durham, NC

THIS DEED made this 22 day of September, 2020, by and between

GRANTOR

GRANTEE

NC 55 Associates
a North Carolina General Partnership

3705-A W. Market St.
Greensboro, NC 27403

JFHDNC55, LLC,
a North Carolina limited liability company

4311 Forest Edge Trl.
Durham, NC 27705

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

The .51acre tract and east access easement and north access easement more particularly described on Exhibit A attached hereto and fully incorporated herein by reference.