

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Apr 14 11:57 AM**  
**Book: 9296 Page: 863**  
NC Rev Stamp: \$ 880.00 Fee: \$ 26.00  
Instrument Number: 2021018585  
DEED

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$880  
Tax Map No.

Recording Time, Book and Page  
Parcel Identifier No. 172578

Instrument Prepared By: Maitland & English Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee @ 11901 Possum Track Rd, Raleigh, NC  
27614

THIS DEED, made this 13<sup>th</sup> day of April 2021, by and between

**GRANTOR**

**RANDALL L. EASTER AKA RANDAL L. EASTER AND WIFE, LOIS B. EASTER**

**GRANTEE**

**DiFranco Investments, LLC; Salvatore Holdings, LLC; and Abbott Alviano Capital, LLC**  
**Property Address: 4502 and 4504 N. Roxboro Street**  
**Durham, NC 27704**

The designation of 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**

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

**SEE ATTACHED EXHIBIT "A"**

All or a portion of the property hereinabove described was acquired by instrument recorded in Book 4913, Page 427, Durham County Registry.

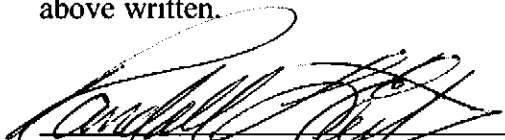
\*\*\*THE PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR\*\*\*

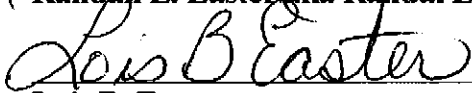
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 herein conveyed is subject to the following exceptions:

- Subject to 2021 ad valorem taxes, and all easements, conditions and restrictions of record, if any

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

  
 \_\_\_\_\_ (seal)  
**Randall L. Easter aka Randal L. Easter**

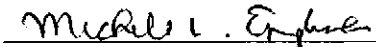
  
 \_\_\_\_\_ (seal)  
**Lois B. Easter**

STATE OF NC, COUNTY OF Orange

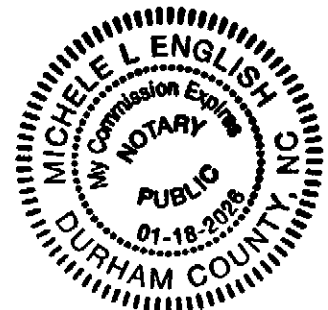
I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Randall L. Easter aka Randal L. Easter and Lois B. Easter.**

Witness my hand and official stamp or seal this 13<sup>th</sup> day of April, 2021.

(Notary Seal)

  
 \_\_\_\_\_  
 Michele L. English, Notary Public

My commission expires: 01-18-2026



**EXHIBIT A**

Legal Description for Property Commonly Known As  
4502 & 4504 N. Roxboro Street  
Our File Reference: 21 DiFranco Purchase

**LEGAL DESCRIPTION**

BEGINNING AT A STAKE ON THE EAST SIDE OF ROXBORO ROAD, SAID STAKE BEING THE NORTHWEST CORNER OF LOT 52 IN BLOCK C AS SHOWN ON PLAT HEREINAFTER REFERRED TO, AND RUNNING THENCE ALONG AND WITH THE EAST SIDE OF SAID ROXBORO ROAD, NORTH 3 DEGREES 47 MINUTES 2 6 SECONDS EAST 99.51 FEET TO A STAKE, THE SOUTHWEST CORNER OF LOT 49 IN SAID BLOCK C; THENCE WITH THE SOUTH LINE OF SAID LOT 49, SOUTH 86 DEGREES 10 MINUTES 19 SECONDS EAST 189.44 FEET TO A STAKE, THE SOUTHEAST CORNER OF SAID LOT 49; THENCE SOUTH 6 DEGREES 42 MINUTES 3 SECONDS WEST 99.65 FEET TO A STAKE, THE NORTHEAST CORNER OF SAID LOT 52; THENCE NORTH 86 DEGREES 10 MINUTES WEST 184.37 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING, AND BEING SHOWN ON MAP OF CIMARRON CAPITAL INC., DATED SEPTEMBER 5, 1984, BY W. JERRY AUTRY, REGISTERED LAND SURVEYOR, AND BEING ALSO KNOWN AS LOTS 50 AND 51 IN BLOCK C OF PALO ALTO AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 15 AT PAGE 81, TO WHICH PLAT IS REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.