

Register of Deeds
Sharon A. Davis
Durham County, NC

10/28/2022 09:58:28AM

BT: OPR B: 9809 P: 152 Pages: 3

DEED - DEED

Fee: \$2,076.00 Excise Tax: \$2050.00

INSTRUMENT #2022041817

Tonya Redfearn

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,050.00
Parcel ID No.: 175494
PIN: 0803-40-25-4049

After recording return to: Grantee

This instrument was prepared by: W. Brinson Taylor of Manning, Fulton & Skinner, P.A.
[Without Title Examination]

Brief description for the Index: 4809 Hillsborough Road, Durham, NC

THIS DEED is made as of the 24th day of October, 2022, by and between

GRANTOR	GRANTEE
NANO PROPERTIES, LLC, a North Carolina limited liability company	OPERATIONS DRIVE, LLC, a North Carolina limited liability company
4809 Hillsborough Road Durham, NC 27705	2344 Operations Drive, Suite 103 Durham, NC 27705

The property conveyed by this instrument does not include the primary residence of Grantor.

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot, or parcel of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows (the "**Property**"):

BEING known and designated as all of Lot # 14 of the property of Mrs. H. E. Montsinger, Sr., as shown on Plat Book 47, Page 5, Durham County Registry.

37: submitted electronically by "South Durham Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 8236, Page 418, Durham County Registry.

A map showing the Property is recorded in Plat Book 47, page 5, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and 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.

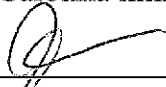
Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2022 and subsequent years.
2. Enforceable easements, restrictions, rights-of-way, deeds of trust, and other encumbrances of record affecting title to the property conveyed herein.
3. Matters which would be revealed by a current and accurate survey of the Property.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

NANO Properties, LLC
a North Carolina limited liability company

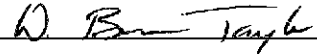
By: 
Name: Jason Comparetto
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jason Comparetto as manager of Nano Properties, LLC.

Date: October 24, 2022

Notary Public: 

Printed Name: W. Brinson Taylor

My Commission Expires 02-07-2023

