

Register of Deeds
Sharon A. Davis
Durham County, NC

09/08/2022 02:30:48PM

BT: OPR B: 9778 P: 354 Pages: 2

DEED - DEED

Fee: \$1,426.00 Excise Tax: \$1400.00

INSTRUMENT #2022036102

Tonya Redfearn

SPECIAL WARRANTY DEED

Excise Tax: 1400.00

Tax Tract Number: 153951

Mail after recording to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination

THIS DEED made this 7th day of September, 2022, by and between

GRANTOR

BRIGHT REAL ESTATE, LLC, a North Carolina Limited Liability Company

Mailing Address: 5132 N. Willowhaven Drive, Durham, NC 27712

GRANTEE

BRIGGS/RIDDLE, LLC, a North Carolina Limited Liability Company

Mailing Address: 704 Marlowe Road, Raleigh, NC 27609

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 situated in the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

PROPERTY ON MEREDITH DRIVE AND BEING ALL OF LOT 6, CONTAINING 0.704 ACRES, MORE OR LESS, AS SHOWN ON MAP RECORDED IN PLAT BOOK 122 AT PAGE 42, DURHAM COUNTY REGISTRY.

This property has a street address of 4832 NC 55 Highway, Durham, NC and tax tract number of 153951.

Submitted electronically by "Harris & Hilton, P.A."
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 herein described was acquired by Grantor by instrument recorded in Book 8704, Page 333.

A map showing the above-described property is recorded in Plat Book 122, Page 42.

The above-described property does not include the primary residence of the Grantor.

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 has done nothing to impair such title as Grantor received, and that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

BRIGHT REAL ESTATE, LLC
A North Carolina Limited Liability Company

By: Roger E. Hill (SEAL)
Roger E. Hill, Member Manager

By: Gloria T. Hill (SEAL)
Gloria T. Hill, Member Manager

STATE OF NORTH CAROLINA

DURHAM COUNTY

I, certify that Roger E. Hill and Gloria T. Hill personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein as Members and Managers of BRIGHT REAL ESTATE, LLC, a North Carolina Limited Liability.

Witness my hand and official stamp or seal, this the 7th day of September, 2022.

My Commission Expires: 12/06/2026

Ronald G. Coulter

Notary Public

SEAL:

