

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Feb 04 04:23 PM
Book: 9607 Page: 833
 NC Rev Stamp: \$ 11200.00 Fee: \$ 26.00
 Instrument Number: 2022005219
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ \$11,200.00

Parcel Identifier No. 206063 & 206064 Verified by _____ County on the ____ day of _____, 20__

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 16122 Morehead, Chapel Hill, NC 27517

THIS DEED is made this 4th day of February, 2022, by and between

GRANTOR	GRANTEE
DURHILL II LLC, a North Carolina limited liability company 16122 Morehead Chapel Hill, NC 27517	CHERYL M. HOWLETT, (a 36% undivided interest), KATHRYN HOWLETT ABRAMS, (a 32% undivided interest), and CHRISTEN M. HOWLETT, (a 32% undivided interest), as Tenants in Common <u>Property Address:</u> 4904 & 4852 Durham Chapel Hill Blvd., Durham, NC 27707

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

BEING all of TRACT 13, containing 1.99 acres, and TRACT 14, containing 1.99 acres, according to survey and plat entitled, "Recombination Map of the Property of Oakridge 58 Investors Partners for Regions Development " as prepared by McKim & Creed, Engineers, dated December 9, 2006, and recorded in Plat Book 178, Page 43, Durham County Registry.

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.


{00054464.DOC} NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
 Printed by Agreement with the NC Bar Association - 1981

Submitted electronically by "Bagwell Holt Smith-SV"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DURHILL II LLC,
a North Carolina limited liability company

BY: 
Christopher R. Howlett, Manager


Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein ___ includes X does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

Orange County, North Carolina

I hereby 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: Christopher R. Howlett, Manager

Date: 02-04-2022


Thomas R. Holt, Notary Public
Printed Name of Notary Public
My commission expires: 10-06-2025

(Official Seal)

