

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Oct 25 04:37 PM NC Rev Stamp: \$ 7800.00
Book: 8295 Page: 760 Fee: \$ 26.00
Instrument Number: 2017037711
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **7,800.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **153777**

Mail after recording to: **Grantee**

This instrument was prepared by: **Richard F. Prentis, Jr., Attorney (Prepared Without Benefit of Title Examination)**

THIS DEED made this 16th day of October, 2017 by and between

GRANTOR

OLL of 55, LLC, a North Carolina Limited Liability Company

Mailing Address: 7809 West York Prairie Way Muncie IN 47304

GRANTEE

BAD1 on 55, LLC, a North Carolina Limited Liability Company

Property Address: 5020 NC 55 Hwy., Durham, NC 27713

Mailing Address: 1010 Holtridge Drive Apex NC 27523

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 and more particularly described as follows:

BEING all of Lot 2A of the Final Subdivision Plat for Joseph E. Lowe and Vivian I. Lowe, by S.D. Puckett & Assoc., Inc., dated October 10, 2000 and recorded in Plat Book 151 at Page 249, Durham County Registry, to which plat reference is hereby made for a more particular legal description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6340, Page 230, Durham County Registry.

A map showing the above described property is recorded in Plat Book 151, Page 249, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **No**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee

submitted electronically by "Brownlee Whitlow Praet & File, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

in fee simple.

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 of all persons whomsoever except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

OLL of 55, LLC, a North Carolina Limited Liability Company

(SEAL)

By:

Manager

Title: Jonathan M. Lamb

(SEAL)

By:

Title:

(SEAL)

(SEAL)

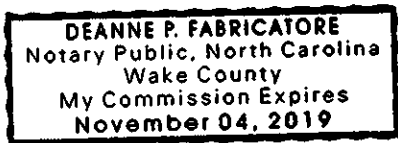
NORTH CAROLINA Wake COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: * Manager. Witness my hand and official stamp or seal, this the 24th day of October, 2017 *Jonathan M. Lamb, Manager of OLL of 55, LLC

My Commission Expires: November 4, 2019

Deanne P. Fabricatore
Notary Public

Print Notary Name: Deanne P. Fabricatore



NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____