

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded

2021 Aug 13 03:09 PM

Book: 9428 Page: 879

NC Rev Stamp: \$ 3250.00 Fee: \$ 26.00

Instrument Number: 2021041268

DEED

Prepared by and return to: James C. Wrenn, Jr., a North Carolina Licensed Attorney, P. O. Box 2611, Raleigh NC 27602

Delinquent taxes, if any, to be paid by the Closing Attorney to the Durham County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed \_\_\_ includes or x does not include the primary residence of a Grantor.

Tax Parcel No. 0861-03-10-3248

Stamps: \$ 3,250.00

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

COUNTY OF DURHAM

THIS DEED, made and entered into this the 13 day of August, 2021, by and between WATKINS DEVELOPMENT CO., INC., a North Carolina corporation, hereinafter designated as Grantor herein, and RA3P, LLC, a North Carolina limited liability company, whose mailing address is 5149 Olivia's Lane, Raleigh, NC 27606, hereinafter designated as Grantee herein.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, that certain tract or parcel of land lying and being situate in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances thereunto belonging unto the said Grantee, in fee simple forever.

And the said Grantor hereby covenants with the said Grantee, its heirs and assigns, that Grantor has done nothing to impair such title as Grantor has received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

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

1. The lien of the local ad valorem property taxes for 2021 and subsequent years.
2. Matters shown on plat recorded at Plat Book 174, Page 88.
3. Easement to Duke Energy Progress recorded in Book 4348, Page 777.
4. All other ordinary and customary utility easements and public rights-of-way of record.
5. Such state of facts as would be disclosed on a current and accurate survey of the subject property.
6. Zoning and building laws or ordinances for the City of Durham and Durham County, NC.

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

[SIGNATURE PAGE TO FOLLOW]

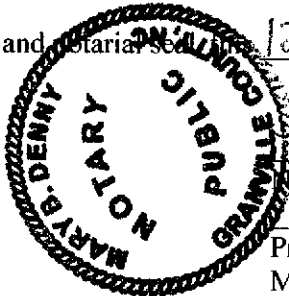
WATKINS DEVELOPMENT CO., INC.

By: George R. Watkins, Jr. (SEAL)  
George R. Watkins, Jr., President

STATE OF NC; COUNTY OF Granville

I, the undersigned Notary Public of the aforesaid State and County, certify that **George R. Watkins, Jr.**, either () being personally known to me or () proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day and acknowledged that he is President of **Watkins Development Co., Inc.**, and that he, as President, being authorized to do so, voluntarily executed the foregoing on behalf of the limited liability company for the purposes stated therein.

Witness my hand and Notarial Seal 12<sup>th</sup> day of August, 2021.



Mary B. Denny  
Notary Public  
Mary B. Denny  
Printed or Typed Name  
My commission expires: 4-7-2022

**EXHIBIT "A"**

BEING all of the 1.32 acre tract as shown on plat entitled "Recombination Survey for Tract #2 Ravenstone Development & Watkins Development Co., Inc.", a copy of which is recorded in Plat Book 174, Page 88, Durham County Registry.