

UNOFFICIAL Document
#7407
a

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1450

Parcel Identifiers: 9875-21-6757 Verified by W County on the ___ day of _____, 2019
By: _____

Mail/Box to: Grantee

This instrument was prepared by: William T. Hutchins, Jr. (without benefit of title examination)

Brief description for the Index: Lots 13 and 14 – Property of Sam T. Latta

THIS DEED made effective as of the 4th day of September, 2020, by and between

GRANTOR	GRANTEE
INVESTORS GROUP FIVE, INC. a North Carolina corporation	511 ANN RD LLC, a North Carolina Limited Liability Company
Mailing address: P.O. Box 52328 Durham, NC 27717 Attn: Joe Jernigan	Mailing address: 4711 Hope Valley Rd. 4F-503 Durham, NC 27707

Enter in appropriate block for each Grantor and Grantee name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 3
North Carolina Association of Realtors, Inc. – Standard Form 3

KC: 388828v1

Submitted electronically by "Browning Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

UNOFFICIAL Document

certain lot, parcels of land, or condominium unit situated in the, Orange County, North Carolina, and more particularly described as follows:

LYING AND BEING in the Township of Hillsborough, BEGINNING at a point, said point being the intersection of the east right-of-way of Orange High School Road and the south right-of-way of Ann Street, which said point is North 01° 05' West 1444.2 feet from a stake on the center line of the AT&T Telephone cable in the east right-of-way of Orange High School Road; thence with the south right-of-way line of Ann Street North 88° 55' East 250 feet to a stake in the line of the Sam T. Latta, Jr. Property; thence South 01° 05' East 200 feet to a stake, the northeast corner of Lot 12; thence with the north line of said Lot 12 South 88° 55' West 250 feet to a stake in the east right-of-way of Orange High School Road; thence with the east right-of-way of Orange High School Road North 01° 05' West 200 feet to the place and point of BEGINNING, and being Lots Nos. 13 and 14 in the subdivision of the Property of Sam T. Latta as shown by the plat of survey prepared by Robert A. Jones, RLS, dated July 1962.

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

TO HAVE AND TO HOLD the aforesaid lot or parcels of land and all privileges and appurtenances thereto belonging to the Grantee 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, other than the following exceptions:

Ad valorem taxes for 2020 and subsequent years, easements, and restrictions of record; and matters as shown on recorded plats.

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

INVESTORS GROUP FIVE, INC.
a North Carolina corporation

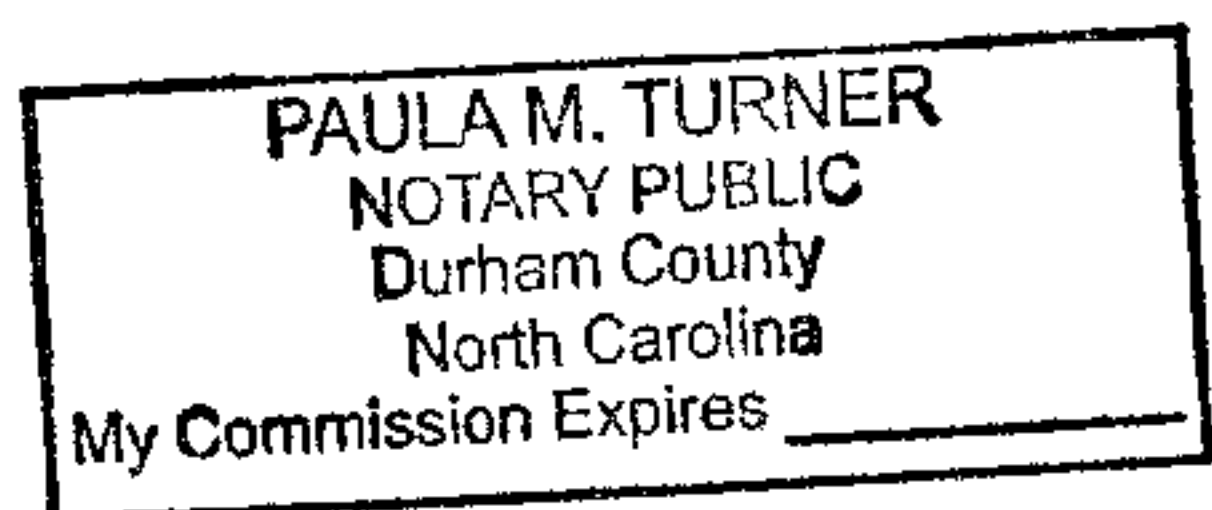
By: [Signature]
David O'Quinn, President

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: David O'Quinn, President of Investors Group Five, Inc..

Date: September 4, 2020

(Affix Official Seal below)



[Signature]
Official Signature of Notary Public

Notary Public

Print Name: Paula M. Turner

My commission expires: 03-27-2021