

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

2021 Aug 02 03:44 PM

Book: 9416 Page: 360

NC Rev Stamp: \$ 1194.00 Fee: \$ 26.00

Instrument Number: 2021039049
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: **\$1,194.00**

Recording Time, Book and Page

Tax Parcel No. **out of 226793**

Mail after recording to: Grantee

This instrument was prepared by:

The Law Office of Jonathan W. Anderson, PLLC

PO Box 6356, Raleigh NC 27608

THIS DEED made this 30th day of July, 2021 by and between

GRANTOR

KCC Partners, LLC, a North Carolina limited liability company
Mailing Address: 5310 NC Highway 55, Suite 101, Durham NC 27713

GRANTEE

SVS PARTNERS, LLC, a North Carolina limited liability company
Mailing Address:
5129 NC Highway 55, Suite 107, Durham NC 27713

Property Address: 5129 NC Highway 55, Suite 107, Durham NC 27713

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.

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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 Wake County, North Carolina, described in Exhibit A.

The property hereinabove described was acquired by Grantor in a special warranty deed recorded in Book 8415, Page 39, 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.

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 set forth on Exhibit B, attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer on the day and year first above written.

[Signature Page Follows:]

KCC PARTNERS, L.L.C.

By: Bruce W. Knott
Bruce W. Knott, Manager

North Carolina)
) ss:
Durham County)

I certify that Bruce W. Knott, as Manager of KCC PARTNERS, L.L.C. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein express as the act and deed of Grantor.

Witness my hand and official stamp or seal, this the 2nd day of August, 2021.

My Commission Expires: November 4, 2024

Deanne P. Fabricatore
Notary Public

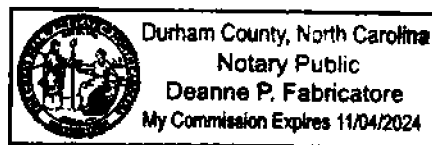


Exhibit A

BEING all of Condominium Unit 5129 - 107 of Kitt Creek Commons, a Condominium, together with all rights, easements and interests appurtenant to said Units, including an undivided 5.1% interest as tenants in common in and to the common areas and facilities and easements, as defined and described in that certain Declaration of Condominium of Kitt Creek Commons, a Condominium under the provisions of Chapter 47C of the General Statutes of North Carolina, recorded in Book 8650, Page 10, and Amended first in Book 8726 page 164 and again in Book 9126 page 62, and again in Book 9301, page 605, and again in Book 9347, page 559 in the Office of the Register of Deeds for Durham County, North Carolina, reference to which are hereby made for a more particular description of said Units. The Condominium and the units also are shown in Condominium Maps 13, pages 186 & 209, in the Office of the Register of Deeds for Durham County, North Carolina, to which Condominium Maps reference is hereby made for a more particular description.

EXHIBIT B

Permitted Exceptions

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

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IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer on the day and year first above written.

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KCC PARTNERS, LLC:

By: Bruce W. Knott
Bruce W. Knott, Manager

North Carolina)
) ss:
Durham County)

I certify that Bruce W. Knott, as Manager of KCC PARTNERS, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein express as the act and deed of Grantor.

Witness my hand and official stamp or seal, this the 2nd day of August, 2021.

My Commission Expires: November 4, 2024

Deanne P. Fabricatore
Notary Public

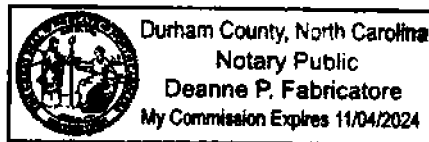


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