

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

2021 Sep 02 03:48 PM

Book: 9451 Page: 473

NC Rev Stamp: \$ 1550.00 Fee: \$ 26.00

Instrument Number: 2021044985
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1550

Parcel Identifier No. [180546 & 180547]

Mail/Box to: Grantee @ Mailing Address

Prepared by: Guangya Liu, Liu Law Firm PLLC. 4819 Emperor Blvd Suite 400, Durham, NC 27703

Brief description for the Index: BEING all of Tracts A and B as per plat of survey entitled "KLH ASSOCIATES"

THIS DEED made this 1st day, September , 2021 , by and between

GRANTOR

*L Wayne Yeargan/5228 LLC, a NC limited liability company
1900 Torrington St., Raleigh, NC 27615*

GRANTEE

Y & N INVESTMENT GROUP LLC

PROPERTY ADDRESS: 5228 & 5230 North Roxboro Street, Durham, NC 27712

MAILING ADDRESS: 5228 & 5230 North Roxboro Street, Durham, NC 27712

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 City of Durham Township, Durham County, North Carolina and more particularly described as follows:

BEING all of Tracts A and B as per plat of survey entitled "KLH ASSOCIATES" by Hall-Hamlet & Associates, dated September 8, 1989 and recorded in Plat Book 121, Page 104, Durham County Registry, to which reference is hereby made for a more particular description of same.

PROPERTY ADDRESS: 5228 & 5230 North Roxboro Street, Durham, NC 27712

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3493, Page 384-387. All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

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 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 2021 and subsequent years not yet due and payable.
- Restrictive Covenants of record.
- Easements, rights of way, restrictions and encumbrances of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the date of the acknowledgment below but as of the day and year first above written.

Wayne Yeargan
Wayne Yeargan, Managing Member, L Wayne Yeargan/5228 LLC

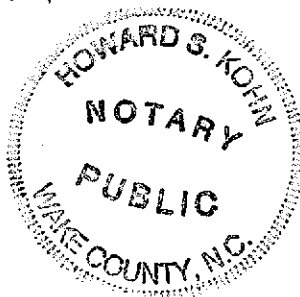
State of NC

County of Wake

I, Howard S. Kohn, a Notary Public of the County and State aforesaid, hereby certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes therein and in the capacity indicated: **Wayne Yeargan**

Witness my hand and notarial stamp or seal this 1st day of Sept, 2021.

My Commission Expires: 7/1/24



[Signature]
Notary Public