

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Dec 28 01:19 PM
Book: 9573 Page: 267
 NC Rev Stamp: \$ 550.00 Fee: \$ 26.00
 Instrument Number: 2021065742
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier 180594 Verified by _____ County on the ____ day of _____, 2021

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Laina Womble, Attorney, Kennon Craver, PLLC

Brief description for the Index: 5308 N. Roxboro Rd., Durham, NC

THIS DEED made effective as of the 28 day of December, 2021, by and between

GRANTORS	GRANTEE
Rommie W. Tyndall Jr., and spouse, Sherry W. Tyndall	Carolina Real Estate Partners, LLC, a North Carolina limited liability company
415 3 rd Avenue South North Myrtle Beach, SC 29582	3799 Guess Road Durham, NC 27705

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 Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain lot, parcel of land, or condominium unit situated in the City of Durham, Lebanon Township, Durham County, North Carolina, and more particularly described as follows:

See **Exhibit A** attached and incorporated herein by reference.

Grantor acquired the above described property via deed recorded in Book 1244, Page 348.

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

A map showing the above described property is recorded in Plat Book 109, Page 125.

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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for 2022 and subsequent years;
2. Matters shown on recorded Plat Book 6A, Page 70; Plat Book 6A, Page 71; Plat Book 108, Page 130; Plat Book 109, Page 125; and
3. Easement(s) to State Highway Commission recorded in Book 337 at Page 452.

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

SIGNATURE PAGE FOLLOWS

[Signature Page to Deed]

GRANTOR:

Rommie W. Tyndall (SEAL)
Rommie W. Tyndall

State of SC County of Harry

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Rommie W. Tyndall

Date: 12/21, 2021

Colton Cherrier
Official Signature of Notary Public

(Affix Official Seal below)

Colton Cherrier
Notary Public, State of South Carolina
My Commission Expires April 29, 2030

Notary Public
Print Name: Colton Cherrier
My commission expires: 04/29/2030

Sherry W. Tyndall (SEAL)
Sherry W. Tyndall

State of SC County of Harry

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Sherry W. Tyndall

Date: 12/21, 2021

Colton Cherrier
Official Signature of Notary Public

(Affix Official Seal below)

Colton Cherrier
Notary Public, State of South Carolina
My Commission Expires April 29, 2030

Notary Public
Print Name: Colton Cherrier
My commission expires: 04/29/2030

EXHIBIT A

Legal Description

BEGINNING at a point in the eastern right-of-way of Roxboro Road (U.S. 501), said point being 238.91 feet from the intersection of Roxboro Road (U.S. 501) and Infinity Road, and being further the northeast corner of the property of Ed Bailey, et al, thence North 138.49 feet to a stake in the eastern right-of-way of Roxboro Road (U.S. 501); thence North 82 deg. 48 min. 07 sec. East 225.00 feet to a stake; thence South 09 deg. 58 min. East 38.74 feet to a stake; thence South 82 deg. 49 min. West 50.10 feet to a stake; thence South 10 deg. 12 min. East 66.44 feet to a stake; thence South 10 deg. 22 min. East 33.50 feet to a stake; thence South 82 deg. 48 min. West 181.35 feet to a stake, the point and place of BEGINNING and BEING all of Lot 2 of the PROPERTY OF BROADIE EARL STEVENS as shown on survey thereof prepared by George C. Love, Jr., Registered Land Surveyor, dated October 30, 1985, and recorded in Plat Book 109, Page 125, of the Durham County Registry, to which reference is hereby made for a more particular description of same.

Parcel ID: 180594

Street Address: 5308 N. Roxboro St., Durham, NC