

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

2022 Apr 27 04:22 PM

Book: 9679 Page: 856

NC Rev Stamp: \$ 4350.00 Fee: \$ 26.00

Instrument Number: 2022017761
DEED

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347- NC252202049V

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,350.00

Parcel Identifier No. 0747-45-40-8070

Verified by Durham County on the ___ day of April, 2022

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC, 4011 University Drive, Suite 300, Durham, NC 27707 (without benefit of title examination)

Brief description for the Index: 5417 S. Miami Blvd., Durham, NC 27703

THIS DEED made this 11th day of April, 2022, by and between

GRANTOR	GRANTEE
CHJ Partnership, LLP, a North Carolina limited liability partnership f/k/a CHJ, a North Carolina general partnership	LHR Industries LLC, an Ohio limited liability company
ADDRESS: 3813 Rengent Road Durham, NC 27707	ADDRESS: 7895 Walton Parkway New Albany, OH 43054

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 certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

submitted electronically by "First National Financial Title Services, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

NOTE: CHJ Partnership, LLP, a North Carolina limited liability partnership, is successor-in-interest to CHJ, a North Carolina general partnership, pursuant to the Withdrawal of Assumed Name of record at Book 9127 Page 104, Durham County Registry, and attached hereto as Exhibit B.

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 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. Zoning ordinances affecting the property; and
3. Easements and restrictions of record.

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

GRANTOR:

CHJ Partnership, LLP, a North Carolina limited liability partnership f/k/a CHJ, a North Carolina general partnership

By: Tara J. Smithwick
Tara J. Smithwick, General Partner and Authorized Signer

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she signed the foregoing document: Tara J. Smithwick

Date: 4/11/2022

Zhyaire James
Notary Public

Print Name: Zhyaire James

[Official Seal]

My Commission Expires: 6-20-2026

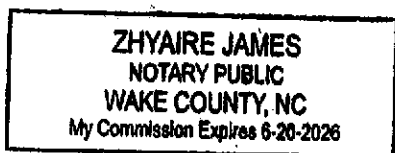


Exhibit A

Legal Description

BEGINNING at a stake on the eastern side of N.C. Highway 54 in the southwestern corner of the property of the Hubert H. Green heirs and running thence South $77^{\circ} 55' 02''$ East 369.04 feet to a stake; thence South $05^{\circ} 34' 40''$ West 142.26 feet to a stake; thence North $78^{\circ} 35' 35''$ West 386.50 feet to a stake in the eastern side of N.C. Highway 54; thence along and with the eastern side of N.C. Highway 54 North $12^{\circ} 36' 00''$ East 145.91 feet to stake, the point and place of BEGINNING, and containing 1.246 acres, more or less, as shown on a survey thereof prepared by Ronald D. Carpenter, RLS, dated October 19, 1995.

Exhibit B

Book9127 - Page 104 Page 1 of 3

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Nov 06 02:30 PM
Book: 9127 Page: 104
NC Rev Stamp: \$ 0.00 Fee: \$ 20.00
Instrument Number: 2020048600
ANW

Prepared by and Return to: Both F. Atkins @HSFA&D, PO Box 975, New Bern, NC 28563

NORTH CAROLINA
DURHAM COUNTY

WITHDRAWAL OF ASSUMED NAME

1. The assumed name being withdrawn is: *Chj*, a General Partnership.
2. The Certificate of Assumed Name was recorded at Book 2213, Page 366-367, Durham County Registry.
3. The partners have registered the partnership as a Limited Liability Partnership which shall now be known pursuant to the name registered with the Secretary of State which is *CHJ, LLP*.

IN WITNESS WHEREOF, this Withdrawal of Assumed Name is signed in the name of the partners this 25th day of October, 2020.

Barry C. Curtis
Barry C. Curtis, Partner

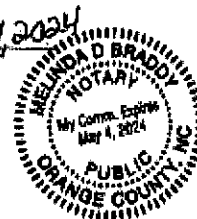
STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Barry C. Curtis

Date: 10-28-20

(Official Seal)

Melinda D. Braddy
NOTARY PUBLIC
Melinda D. Braddy, Notary Public
Notary's typed or printed name
My Commission Expires: May 4, 2024



Tara J. Smithwick
Tara J. Smithwick, Partner

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Tara J. Smithwick

Date: 10/28/20

(Official Seal)

Melinda D. Brady
NOTARY PUBLIC
Melinda D. Brady, Notary Public
Notary's typed or printed name
My Commission Expires: May 4, 2024



Dan W. Hill
Dan W. Hill, Partner

STATE OF NORTH CAROLINA
COUNTY OF Alamance

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Dan W. Hill

Date: October 27, 2000

Robin E. Edwards
NOTARY PUBLIC

Robin E. Edwards Notary Public
Notary's typed or printed name

My Commission Expires: July 12, 2002

