


REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2022 Apr 25 10:19:11 AM
 BK:9676 PG:735-736
 DEED
 FEE: \$26.00
 INSTRUMENT # 2022017192
 EXCISE TAX: \$260.00
 SMMARSH



**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$ 260.00	Recording Time, Book and Page
Parcel Ref. No.	Parcel Identifier No. 140033

Mail after recording to: Grantee: 3310 N. Roxboro Rd. Durham, NC 27704
 This instrument was prepared by: William W. Browning, Atty (22-094)

THIS DEED made this 20th day of April, 2022, by and between

GRANTOR

HARRY S. DULA (Widower)

GRANTEE

**DURHAM INVESTMENT GROUP, LLC, a North Carolina Limited Liability Company
 3310 N. Roxboro Rd. Durham, NC 27704**

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 and more particularly described as follows:

BEING all of Lot 2 of the B.W. CLARK PROPERTY as per plat and survey thereof now on file in Plat Book 19 at Page 87 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same, SAVE AND EXCEPT that portion lying within the right of way of Garrett Road (SR 1116).

This property has street address 5418 Garrett Road.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 433, Page 711, Durham County Registry.

A map showing the above described property is recorded in Plat Book 19, Page 87, and referenced within this instrument.

The above described property does does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Harry S. Dula by (SEAL)
Harry S. Dula by Thomas Hunter Dula
Thomas Hunter Dula

STATE OF NORTH CAROLINA

DURHAM COUNTY

I, William W. Browning, a notary public, do hereby certify that Thomas Hunter Dula, as Attorney-in-Fact for Hunter S. Dula, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, and that his authority to execute and acknowledge said instrument as Attorney-in-Fact is contained in a document duly executed and recorded in the Office of the Register of Deeds of Durham County in Deed Book 8089 at Page 657, and recorded December 16, 2016, and that this instrument was executed under and by virtue of the authority given by said document granting him power of attorney; that said Thomas Hunter Dula acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of said Harry S. Dula.

Witness my hand and seal this 25th day of April, 2022.

My commission expires: 01/27/27

(SEAL)

William W. Browning
Notary Public

