

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Nov 15 12:31:03 PM
 BK:8546 PG:648-649
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018039767
 EXCISE TAX: \$360.00
 SMMARSH



2018039767

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$360.00

Parcel ID 206521. Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: _____

THIS DEED made effective as of the 15th day of November, 2018, by and between

GRANTOR	GRANTEE
The Woodcroft Company, a North Carolina General Partnership 1450 Environ Way Chapel Hill, NC 27514	Monica Khov and Frans Van Beurden 3 Bobcat Court Durham, NC 27713

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, parcel of land, or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina, and more particularly described as follows:

BEING all of Lot 2, containing 0.79 acres, as shown and described on plat recorded in Plat Book 174, Page 174, Durham County Register of Deeds, reference to which is hereby made for a more particular description.

Being commonly known as 5444 Fayetteville Road, Durham, NC (PID: 206521)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1114, page 137.

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

A map showing the above described property is recorded in Plat Book 174, Page 174.

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.

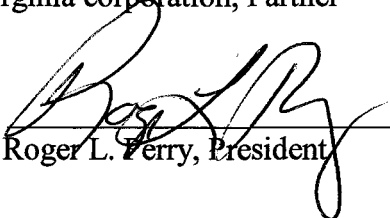
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes for 2019 and subsequent years; zoning ordinances, and easements, rights of way, and restrictions of record.

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

THE WOODCROFT COMPANY

BY: BRANDERMILL VENTURES, INC.,
a Virginia corporation, Partner

By: 

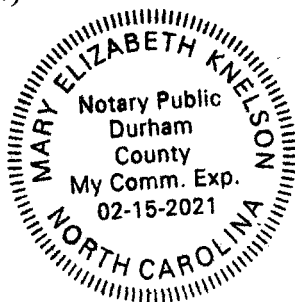
Roger L. Perry, President

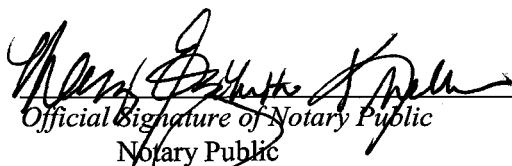
Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Roger L. Perry.

Date: November 13, 2018

(Affix Official Seal below)





Official Signature of Notary Public
Notary Public

Print Name: Mary Elizabeth Knelson

My commission expires: 2/15/21