

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Oct 03 04:17 PM NC Rev Stamp: \$ 2112.00
Book: 8035 Page: 712 Fee: \$ 26.00
Instrument Number: 2016034334
DEED

Revenue: **\$2,112.00** (For Recording Data)

Parcel Identifiers/Tax Account/PIN No.: **156687; 156629; 156635; 156641; 156686; 156684**

Brief Description for the Index: 6 Lots, Southeast Park

After recording, mail to: Grantee

Prepared by: Ragsdale Liggett PLLC (Ramseur)

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 27th day of September, 2016 by and between **AMK REAL ESTATE, LLC**, a North Carolina limited liability company with a mailing address of P.O Box 14730, Durham, North Carolina 27709 ("Grantor"), and **SANJAY AGARWAL** and spouse, **BHAVNA AGARWAL**, with a mailing address of 34349 Tupelo Street, Fremont, California 94555 ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or condominium unit (the "Premises") located in or near the City of Durham, Durham County, North Carolina and more particularly described as follows:

See EXHIBIT A, which is attached hereto, and incorporated by reference, to which reference is hereby made for a more particular description of the same.

ALSO BEING the same Premises conveyed to Grantor by deeds recorded in Book 7818, Page 167; Book 7404, Page 938; Book 7106, Page 105; Book 7418, Page 461; Book 7456, Page 394; and Book 7531, Page 321. Durham County Registry. The Grantor herein states that the Premises conveyed herein is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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 lien of ad valorem taxes for the year 2016, now due and payable, but not yet delinquent; easements, restrictions and rights of way of record, if any, affecting the Premises; and utility lines, easements and rights of way located over, under or upon the Premises.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

AMK REAL ESTATE, LLC a North Carolina limited liability company

Andrew Mark Kerr (SEAL)
By: **ANDREW MARK KERR**, Managing Member

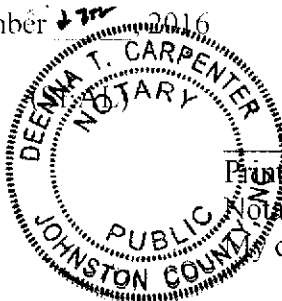
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

ANDREW MARK KERR, Managing Member of **AMK REAL ESTATE, LLC** a North Carolina limited liability company.

Date: September 27th 2016



Deenna T. Carpenter
Printed Name of Notary: DEENNA T. CARPENTER
Notary Public
commission expires: 1/30/2018

EXHIBIT A

Parcel ID: 156687

BEING ALL OF Lot 4, Block B, Section 2, Southeast Park, shown on a plat recorded in Map Book 77, Page 51, Durham County Registry.

Parcel ID: 156629

BEING ALL OF Lot 14, Block A, Section 2, Southeast Park, shown on a plat recorded in Map Book 77, Page 51, Durham County Registry.

Parcel ID: 156635

BEING ALL OF Lot 8, Block A, Section 2, Southeast Park, shown on a plat recorded in Map Book 77, Page 51, Durham County Registry.

Parcel ID: 156641

BEING ALL OF Lot 2, Block A, Section 2, Southeast Park, shown on a plat recorded in Map Book 77, Page 51, Durham County Registry.

Parcel ID: 156686

BEING ALL OF Lot 3, Block B, Section 2, Southeast Park, shown on a plat recorded in Map Book 77, Page 51, Durham County Registry.

Parcel ID: 156684

BEING ALL OF Lot 1, Block B, Section 2, Southeast Park, shown on a plat recorded in Map Book 77, Page 51, Durham County Registry.