

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2019 Feb 15 03:34 PM NC Rev Stamp: \$ 2640.00  
 Book: 8595 Page: 752 Fee: \$ 26.00  
 Instrument Number: 2019004674  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,640.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index:

THIS DEED made this 15 day of February, 2019, by and between

GRANTOR	GRANTEE
<p><b>Thomas R. Benner and wife,                      Patricia Benner</b></p> <p><b>ADDRESS: 2823 Saddle Drive                      Durham, NC 27712</b></p>	<p><b>ITAC 424, LLC,                      a North Carolina limited liability company</b></p> <p><b>ADDRESS: 121 N. Columbia St                      Chapel Hill, NC 27514</b></p>

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:

BEING all of Units A-1, A-2, and A-3 of Blue Moore Condominium as described in the Declaration of Blue Moore Condominium recorded in Book 8595, Page 611, Durham County Registry (the "Declaration"), and as shown on the related plat and plans thereof recorded in Condominium Plat Book 13, Pages 92 through 96, Durham County Registry, together with appurtenant interest in the common elements allocated by the Declaration.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7826, Page 599, Durham County Registry.

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 \_\_\_\_, Page \_\_\_\_, Durham County Registry.

KC# 391589

NC Bar Association Form No. 6 © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "Kennon Craver, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.


Patricia Benner joins this deed for the sole purpose of relinquishing any and all marital interest she has in the property.


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. 2019 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Easements, rights-of-way, covenants and restrictions of record.

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

  
 \_\_\_\_\_ (SEAL)  
 Thomas R. Benner

  
 \_\_\_\_\_ (SEAL)  
 Patricia Benner

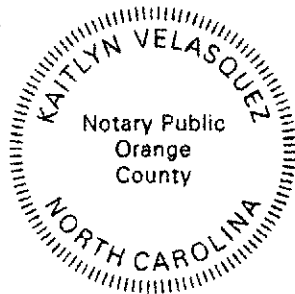
State of North Carolina - County of Durham

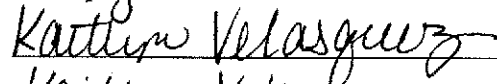
I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Thomas R. Benner and Patricia Benner

Witness my hand and Notarial stamp or seal this 15 day of February, 2019.

My Commission Expires: 12-6-21

(Affix Seal)



  
 \_\_\_\_\_  
 Kaitlyn Velasquez Notary Public  
 Notary's Printed or Typed Name