

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2019 Feb 15 02:52:14 PM
BK:8595 PG:646-647
DEED
FEE: \$26.00
INSTRUMENT # 2019004659
EXCISE TAX: \$1,360.00
TREDFEARN



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,360.00

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 15th day of February, 2019, by and between

GRANTOR

**Thomas R. Benner and wife,
Patricia Benner**

**ADDRESS: 2823 Saddle Drive
Durham, NC 27712**

GRANTEE

**JPA Ventures, LLC,
a North Carolina limited liability company**

**ADDRESS: 618 E. Ramseur Street, Unit B
Durham, NC 27701**

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 Unit B 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 92-96, 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.

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.



Thomas R. Benner

(SEAL)



Patricia Benner

(SEAL)

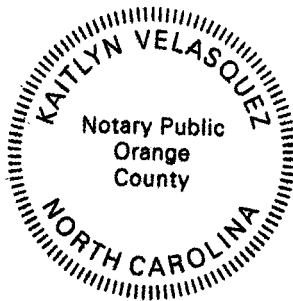
State of North Carolina - County of Durham

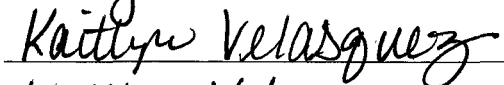
I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that he sign the foregoing document: Thomas R. Benner and Patricia Benner

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

My Commission Expires: 12-6-21

(Affix Seal)




Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name