

Register of Deeds  
Sharon A. Davis  
Durham County, NC

06/27/2022 04:22:21PM

BT: OPR B: 9728 P: 154 Pages: 3

DEED - DEED

Fee: \$926.00 Excise Tax: \$900.00

**INSTRUMENT #2022026415**

April Carrington

**Excise Tax: \$900.00**

Tax Lot No. Parcel Identifier No. 0816-90-29-4423; 0816-91-67-7720; 0826-01-39-3226

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

SEND TAX NOTICES AND BILLS TO: GRANTEE

MAIL after recording to GRANTEE

This instrument was prepared by The Setliff Law Firm, PLLC

Brief Description for the index

6221, 6227, 6323 Guess Road, Durham

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 22<sup>nd</sup> day of June, 2022, by and between

GRANTOR

Joseph G. Berini and spouse  
Kimberly D. Berini

935 Matthew Lane  
Rougemont, NC 27572

\_\_\_ If checked, the property includes the primary residence  
of at least one of the Grantors, otherwise, note N/A, (per NC  
GS105-317.2)

GRANTEE

5 Star Property, LLC  
A North Carolina Limited Liability Company

Property Addresses:  
6221 Guess Rd  
6227 Guess Rd  
6323 Guess Rd  
Durham, NC 27712

Mailing Address:  
218 Oswego Court  
Morrisville, NC 27560

Enter in appropriate block for each party: name, 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 or parcel of land situated in the city of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit "A"

submitted electronically by "The Setliff Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3355, Page 311 and Book 2721, Page 672;** .

A map showing the above described property is recorded in **Map Book \_\_\_\_\_, Page \_\_\_\_\_.**

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.

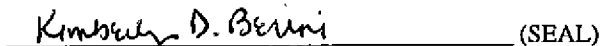
Title to the property hereinabove described is subject to the following exceptions:

**Ad valorem taxes for the current year and utility easements and unviolated covenants, conditions, or restrictions that do not materially affect the value of the property.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

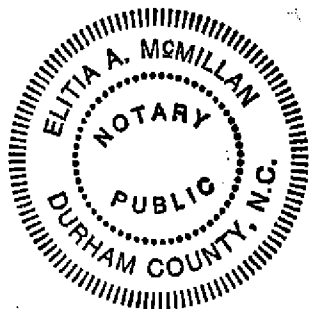
  
\_\_\_\_\_  
Joseph G. Berini

(SEAL)

  
\_\_\_\_\_  
Kimberly D. Berini

(SEAL)

SEAL-STAMP



STATE OF North Carolina, Durham County.

I, the undersigned, a Notary Public of the County of Durham and State of North Carolina certify that Joseph G. Berini and Kimberly D. Berini personally appeared before me this day showing satisfactory evidence of identity and voluntarily acknowledged the execution of the foregoing instrument.

Witness my hand and seal this 22 day of June, 2022

Notary Public Elitia A. McMillan

Notary Public Name Printed: Elitia A. McMillan

My commission expires: April 11, 2024

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant-Register of Deeds.

**Exhibit "A"**

**All that certain lot or parcel of land situated in Lebanon Township, Durham County, North Carolina and more particularly described as follows:**

**BEING all those parcels containing 50.32 acres and 5.01 acres, more or less, as shown on the plat and survey entitled "Property of Isaac Bowman et ux Golia Bowman & Vina M. Bowman," Plat Book 54, at Page 63, Durham County Registry, to which reference is hereby made for a more particular description of the same.**

**There is also included in this conveyance that certain way of necessity and way of Ingress and Egress described in Book 326, Page 44, Durham County Registry.**

**6221 Guess Road, Durham, NC 27712 – Parcel ID # 0816-90-29-4423 (50.32 acres)**

**6227 Guess Road, Durham, NC 27712 – Parcel ID # 0816-91-67-7720 (5.01 acres)**

**And**

**BEGINNING at a point, the control corner at the northwest corner of the property of Lessie Cornelius McMannen Long, as shown in the survey hereinafter referred to, and running thence South 84 degrees 59' East 742.13 feet along the southern boundary line of the property of Isaac and Golia Bowman to a point on the western side of the Guess Road; running thence along the Guess Road South 42 degrees 39' East 89.10 feet to a point; running thence 84 degrees 59' West 808.93 feet to a point in the western boundary of the property of Lessie Cornelius McMannen Long; running thence North 5 degrees 52' East 60.01 feet to the point and place of Beginning, the same being the northern 1.07 acres, more or less, of the property of Lessie Cornelius McMannen Long and husband, Pleasant Long, as shown by the survey of the same made on July 1, 1971, by Credle Engineering Company and to which reference is hereby made for a more particular description of the same.**

**6323 Guess Road, Durham, NC 27712 – Parcel ID # 0826-01-39-3226 (1.07 acres)**