

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Apr 01 03:17 PM
Book: 9659 Page: 109
NC Rev Stamp: \$ 5000.00 Fee: \$ 26.00
Instrument Number: 2022013939
DEED

Real Estate ID Nos.: portion of 149516

Parcel Identifier No: **portion of 0718-96-37-5059**

Revenue Tax: **\$5,000.00**

Mail after recording to: GRANTEE

This instrument was prepared by: **Todd A. Jones, Anderson Jones, PLLC, P. O. Box 20248, Raleigh, NC 27619 (w/o title examination)**

Brief Description for the index

Lot 2, Plat Book 206, Page 87

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made March ^{25th}, 2022, by and between

GRANTOR

**RANA, LLC, a North Carolina Limited Liability Company
P. O. Box 31952
Raleigh, NC 27622**

GRANTEE

**JMP GLOBAL, LLC, a North Carolina Limited Liability Company
6817 Falls of Neuse Road, Suite 102
Raleigh, NC 27615-5386**

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 ATTACHED

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5857, Page 937, Durham County Registry.

A map showing the above described property is recorded in Book of Maps 206, Page 87, Durham County Registry.

Said property is not the principal residence of the Grantor.

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:

1. Ad valorem taxes for 2022 and subsequent years.
2. Declarations, covenants, restrictions, easements and rights-of-way, if any, of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, the day and year first above written as follows:

RANA, LLC



 Waheed Haq, Managing Member for Rana, LLC

SEAL-STAMP

North Carolina, Wake County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Waheed Haq, as the Managing Member of Rana, LLC personally appeared before me this day and acknowledged the execution of the foregoing instrument voluntarily and for the purposes therein, in the capacity indicated. Witness my hand and official stamp or seal, this 25th day of March, 2022



Todd A. Jones _____ Notary Public

Todd A. Jones _____ Printed Name

My Commission Expires: Sept 24, 2023

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.

EXHIBIT A

6400 A Fayetteville Rd., Durham, North Carolina, 27713

Being all of that property identified as Lot 2, containing 28,265 square feet, more or less, as shown on that certain plat entitled "Exempt Subdivision Plat: Rana, LLC Property" prepared by ESP Associates, Inc., Watts B. Ferrington, Jr., PLS, dated February 21, 2022, Project No. JW55.800, which plat is duly recorded in Plat Book 206, Page 87, Durham County Registry, and which plat reference is hereby made for a more complete description.