

Register of Deeds
Sharon A. Davis
Durham County, NC

06/01/2023 04:29:54PM

BT: OPR B: 9927 P: 827 Pages: 3

DEED - DEED

Fee: \$1,086.00 Excise Tax: \$1060.00

INSTRUMENT #2023063499

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,060.00
Parcel ID:	112942
Mail/Box to:	Grantee
Prepared by:	Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707
Brief description for the index:	HILLCREST/BLK:05/LT#07-LT #09

THIS GENERAL WARRANTY DEED ("Deed") is made on the 23rd day of May, 2023, by and between:

GRANTOR	GRANTEE
Morton Realty of Durham, LLC, a North Carolina Limited Liability Company 2501 Holly Lane Durham, NC 27712	Park Ave Owner LLC 811 Ninth Street Suite 120 #301 Durham, NC 27705

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham City, Durham County, North Carolina and more particularly described as follows (the "Property"):

BEING Lots 7 and 9, Block 5, as per plat and survey of the Property of L.D. Kirkland, August 13, 1913, W.M. Piatt, Engineer, as recorded in Plat Book 1A at Page 30 in the Office of the Register of Deeds of Durham County, to which reference is hereby made for a more particular description of same.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 7500 Page 681.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 1A Page 30.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

Name:

Name:

Name:

Morton Realty of Durham, LLC
Entity Name

By: Glenda G. Morton
Name: Glenda G Morton
Title: Member Manager

By: _____
Name: _____
Title: _____

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NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW**

State of North Carolina
County of Durham

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Glenda G Morton, individually and on behalf of Morton Realty of Durham, LLC

Date: 5/23/23

J. Barton, Notary Public

Joshua Barton
Notary's Printed or Typed Name

My commission expires: 12/17/24

