

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jul 28 12:57 PM
Book: 9410 Page: 587
NC Rev Stamp: \$ 5000.00 Fee: \$ 26.00
Instrument Number: 2021038098
DEED

This instrument prepared by: Kennon Craver, PLLC (without benefit of title examination)
Mail after recording to: Grantee

Excise Tax: \$5,000.00

PID: 0821-08-99-7721

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

THIS DEED is made this 28 day of July, 2021, by and between:

GRANTOR: Rigsbee Street, LLC,
a North Carolina limited liability company
1400 Poplar Ln
Hillsborough, NC 27278

GRANTEE: 318 W Corporation St LLC,
a North Carolina limited liability company
3915 Wentworth Drive
Durham, NC 27707

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

Bounded on the West by Rigsbee Avenue, on the East by Madison Street, on the South by Corporation Street and on the North by a 22 foot alley, and being Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Savannah, according to Plat Book 17, Page 76 Durham County Registry.

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.

KC#442893

BEING the property located at 318 W. Corporation Street, Durham, North Carolina and also known as the property located at 704 Rigsbee Street, Durham, North Carolina.

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: 2021 ad valorem taxes zoning ordinances, and matter shown on the plat recorded in Plat Book 17, Page 76, and Plat Book 205, Page 94, Durham County Registry, and matter shown on the ALTA/NSPS Land Title Survey prepared by Jeffrey P. Williams, PLS, of Coulter Jewell Thames, P.A., dated September 30, 2020.

All or a portion of the property herein conveyed does NOT include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

GRANTOR:

Rigsbee Street, LLC,
a North Carolina limited liability company (SEAL)

By: *Theresa M. Harris*
Theresa M. Harris, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

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: Theresa M. Harris

Date: 07/28/2021

Elaina Womble
Notary Public

Print Name: Elaina Womble

My Commission Expires: 12/13/2023

[Official Seal]

