

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Feb 04 04:41 PM
Book: 9607 Page: 837
NC Rev Stamp: \$ 2280.00 Fee: \$ 26.00
Instrument Number: 2022005221
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: 2280.00

Parcel Identifier Nos. 113785, 207662, 207663, 207644 Verified by _____ County on the ____ day of _____, 2022
By: _____

Mail/Box to: Grantee

This instrument was prepared by: The Banks Law Firm, P.A. (without title examination)

Brief description for the Index: 707, 709, 711, 713 Raynor St., Durham, NC 27703

THIS DEED made this 31 day of January, 2022, by and between

GRANTOR

GRANTEE

Raydur, LLC
a North Carolina limited liability company
104 S Estes Dr, Suite 103
Chapel Hill NC 27514

Oriol Investments, LLC
a North Carolina limited liability company
Mailing Address:
527 N. East Street
Raleigh, NC 27604

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Durham, County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7020, Page 334.

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 _____.

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: All easements, restrictions, covenants and rights of way of record and the lien of 2022 ad valorem taxes.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Raydur, LLC

By: [Signature]
Jacob R. Larrimore, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Jacob R. Larrimore personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31st day of December, 2022.

[Signature]
My Commission Expires: 10/15/2024

(Affix Seal)

[Signature] Notary Public
Notary's Printed or Typed Name

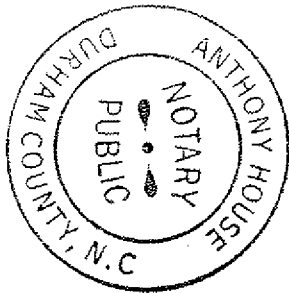


EXHIBIT A

BEING ALL OF LOTS 1, 2, 3 AND 4, FINAL PLAT, RECOMBINATION LOTS 1 THROUGH 5, PLAT BOOK 176, PAGE 241, PROPERTY OF HERNDON & HERNDON ENTERPRISES, LLC, AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 176 AT PAGE 346, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.