

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2019 Jan 22 01:00:06 PM
 BK:8581 PG:874-876
 DEED
 FEE: \$26.00
 INSTRUMENT # 2019001811
 EXCISE TAX: \$430.00
APRILJ

 2019001811

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$ 430.00

Recording Time, Book and Page

Parcel Ref. No. 0823-07-68-7015

Parcel Identifier No. 127463

Mail after recording to: Grantee: 3310 N. Roxboro St. Durham, NC 27704

This instrument was prepared by: William W. Browning, Atty (18-275)

THIS DEED made this 28th day of December, 2018, by and between

GRANTOR

PERRY PLACE, LLC

Address: 1816 Front Street, Ste 110, Durham, NC 27705

GRANTEE

Y & N INVESTMENT GROUP, LLC

Address: 3310 N. Roxboro St. Durham, NC 27704

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 and more particularly described as follows:

BEGINNING at a point in the Horton Road (formerly called Geer Mill Road) at Mrs. Wylanta Holt's southeast corner and running thence North 2 deg. 20' East 829 feet to a stake; thence South 89 deg. 15' East 100 feet to a stake; thence South 2 deg. 25' West 843 feet to a point in the Horton Road; thence along and with said Horton Road North 85 deg. 35' West 100 feet to a stake, the point of BEGINNING, as per plat and survey of the MRS. LAURA HOLT TERRY PROPERTY now on file in the Office of the Register of Deeds of Durham County in Plat Book 25 at page 182, to which reference is hereby made for a more particular description of same. See also Plat Book 107, Page 202, Durham County Registry.

This property has street address 712 Horton Road.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4760, Page 589, Durham County Registry.

A map showing the above described property is recorded in Plat Book 25, Page 182, and referenced within this instrument.

The above described property does does not include the primary 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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

PERRY PLACE, LLC

By: *William K. Griffin, Jr.*
William K. Griffin, Jr., Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

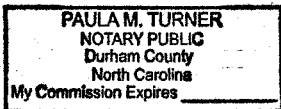
I, Paula M. Turner a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated William K. Griffin, Jr., Manager of Perry Place, LLC, Grantor.

Witness my hand and official stamp or seal, this the 28th day of December, 2018.

My Commission Expires: 03-27-2021

Paula M. Turner
Notary Public

Print Notary Name: Paula M. Turner

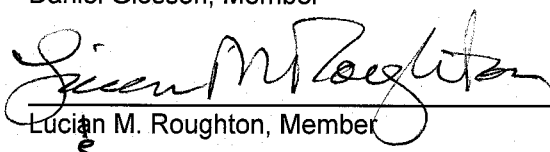




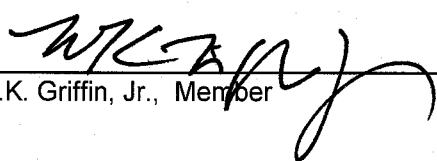
Duane K. Stewart, Member



Daniel Glosson, Member



Lucian M. Roughton, Member



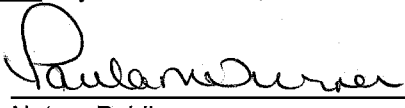
W.K. Griffin, Jr., Member

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Paula M. Turner a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Duane K. Stewart, Daniel Glosson, Lucian M. Roughton and W.K. Griffin, Jr., Members of Perry Place, LLC, Grantor.

Witness my hand and official stamp or seal, this the 28th day of December, 2018.

My Commission Expires: 03-27-2021



Notary Public

Print Notary Name: Paula M. Turner

